

\$449,800 - 12610 15 Avenue, Edmonton

MLS® #E4441095

\$449,800

4 Bedroom, 3.00 Bathroom, 1,290 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

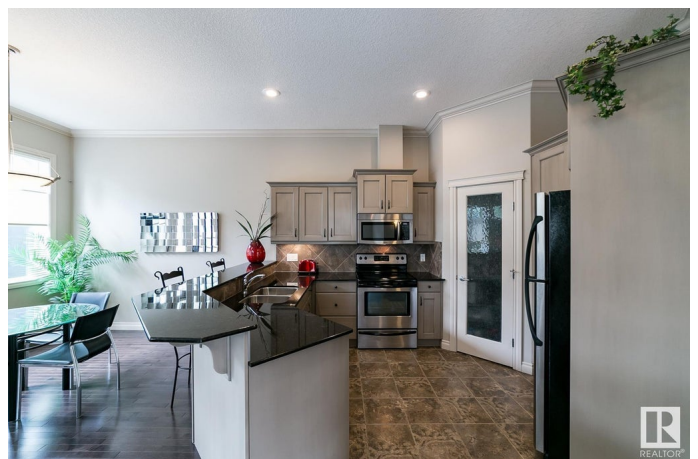
BEST OF BOTH WORLDS! Bi-Level Duplex w/ convenient condo living - snow removal & summer landscaping included. BRIGHT & SUNNY HOME w/Â East & West exposure. 10' ceilings on the main floor & 9' ceilings on the lower level. Flex Room + 4 Bdrms & 3 Baths offer up many lifestyle options (office, gym, guests, children/grandchildren rooms, sewing room, etc). Floorplan features 1 Bdrm & a Full Bath on the main level. Bonus: HARDWOOD, GRANITE COUNTERTOPS, NEW STAINLESS STEEL APPLIANCES, Reverse Osmosis Drinking Water System, 2 FIREPLACES, GAS BBQ LINE & HUNTER DOUGLAS BLINDS. Furnace & AIR CONDITIONING are less than 2 yrs old. AMPLE PARKING - double attached garage & oversized driveway which fits 4 vehicles. Shopping, restaurants, trails, parks & schools (Johnny Bright) are within biking or walking distance. Airport & Transit are nearby (Bus & Park Nâ€™ Ride). Close to future LRT Station. Easy access to Henday, QEII & 41 Ave SW. Â Well built. Original owner (no pets, no smoking). Quiet community. Pet Friendly Complex.

Built in 2009

Essential Information

MLS® #

E4441095



Price	\$449,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	12610 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X1

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Gated Community, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	JOHNNY BRIGHT/OTTERSON
Middle	JOHNNY BRIGHT/OTTERSON
High	HARRY AINLAY/ST. LAURENT

Additional Information

Date Listed	June 7th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$425

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Listing information last updated on June 15th, 2025 at 2:47pm MDT