

# \$265,555 - 220 12408 15 Avenue, Edmonton

MLS® #E4433846

**\$265,555**

2 Bedroom, 2.00 Bathroom, 1,154 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to an exclusive opportunity in refined 18+adult living. This exquisite single-level executive condo offers nearly 1,200 sq ft of living space, complemented by an expansive 17'x16' covered private deck - perfect for elegant outdoor entertaining. Thoughtfully designed w/9-ft ceilings, this open-concept residence features 2 spacious bedrooms & 2 full bathrooms, including a luxurious primary suite w/a full-ensuite bath + a W/I closet. The bright & airy living area offers a large windows that bathe the space in natural light, a gas fireplace for cozy evenings, & central A/C for year-round comfort. Enjoy resort-style amenities including a fully equipped fitness center, sauna, steam room, car wash, & a residentsâ€™ lounge complete w/a kitchenette, library, & games area w/a ping pong table. Convenience is paramount w/in-suite laundry, heated UG parking, additional storage, & affordable condo fees that cover it all. Ideal for professionals, downsizers, or anyone seeking sophisticated maintenance-free living.

Built in 2006

## Essential Information

MLS® #	E4433846
Price	\$265,555



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	220 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X2

### Amenities

Amenities	Off Street Parking, Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Sauna; Swirlpool; Steam, Social Rooms
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Fan Coil, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
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Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	47
Zoning	Zone 55
Condo Fee	\$545

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