

\$415,000 - 421 12408 15 Avenue, Edmonton

MLS® #E4436069

\$415,000

2 Bedroom, 2.00 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

LUXURIOUS PENTHOUSE BUNGALOW!

This EXCEPTIONALLY RENOVATED, TOP FLOOR CORNER, 2 BDRM+DEN has over 1400 SQ FT, CENTRAL A/C, 11FT CEILING, TALL WINDOWS, MASSIVE BALCONY, EXTRA WIDE U/G STALL, & STORAGE! A GRAND, INDEPENDENT FOYER reveals NEW PLANK FLOORING. Awaken your inner chef in the RENOVATED KITCHEN with ENORMOUS ISLAND, SINGLE SLAB QUARTZ COUNTERS, UPSCALE APPLIANCES, WATERLINE TO FRIDGE, & FLUSH MOUNT STOVE. SEAT 10+ GUESTS in the dining. FLEXIBLE DEN for your office, craft, or media room. Keep warm with the GAS FIREPLACE & cool with the CENTRAL AC. The 4PC BATH & ENSUITE have been RENOVATED. A FRENCH DOOR opens to the GIGANTIC BALCONY with SERENE VIEWS of the MATURE TREES & TRAILS.. A perfect home for those wanting EXTRA SPACE FOR MOBILITY, and the ACCESSIBLE U/G STALL is next to the ELEVATOR. AMENITIES GALORE with the FITNESS ROOM, SAUNA, STEAM, SOCIAL ROOM, & GUEST SUITE. Your PETS ARE WELCOME too! AN UNPARALLELED HOME in an IMPECCABLY MANAGED 18+ Adult community!

Built in 2006



Essential Information

MLS® #	E4436069
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,411
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	421 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X2

Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Over Sized, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4

Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$651

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