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

MLS® #E4436069

# \$415,000

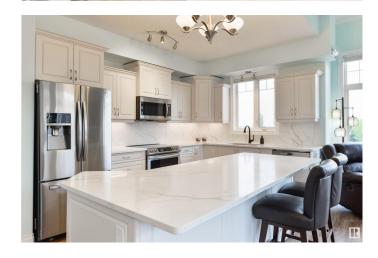
2 Bedroom, 2.00 Bathroom, 1,411 sqft Condo / Townhouse on 0.00 Acres

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 ´

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 2

Zoning Zone 55

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$651

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Listing information last updated on May 14th, 2025 at 1:17pm MDT