

## \$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	9
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$425

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Listing information last updated on June 16th, 2025 at 6:02am MDT