

## **\$449,800 - 21 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**

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|                |                   |
|----------------|-------------------|
| 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     | 21 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 | 34             |
| Zoning         | Zone 55        |
| HOA Fees       | 75             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$425          |

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Listing information last updated on July 11th, 2025 at 8:32pm MDT