

## **\$300,000 - 12408 15 Avenue, Edmonton**

MLS® #E4442019

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,105 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

FEELS like HOME! That is what you will say when you walk into this GORGEOUS 1100 ft<sup>2</sup> apartment in a fantastic building with \$2.4 Million RESERVE FUND, tons of amenities and activities in FRIENDLY Tamaya Terrace. The present owner has taken special care with many upgrades such as: Newer Paint in soft neutral decor, refinished HARDWOOD flooring, Carpet is all newer, shimmering QUARTZ countertops, undermount sinks, and taps throughout, newer Kitchen Stainless steel appliances. More features include: 9' ceiling vaulted as well in the FORMAL DINING or DEN, Huge Walk-in closets, CENTRAL A/C, Lovely FIREPLACE with TV HOOKUP, 2nd TV hookup in Livingroom too, Primary SUITE has Large SHOWER, COVERED large BALCONY with GASLINE for BBQ, ensuite LAUNDRY ROOM is big enough for lots of extras PLUS you have a large STORAGE CLOSET in the heated UNDERGROUND PARKADE! AMENITIES: STEAM and SAUNA rooms, commercial grade GYM, PARTY room, LARGE FORMAL DINING ROOM for friends, GAMES ROOM, CAR WASH, BIKE ROOM, GUEST SUITE! PETS are welcome

Built in 2006

### **Essential Information**



MLS® #	E4442019
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	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 9 ft., Closet Organizers, Deck, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Mantel

# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$529

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Listing information last updated on June 15th, 2025 at 5:02pm MDT