

## \$489,000 - 13 12610 15 Avenue, Edmonton

MLS® #E4431102

### \$489,000

4 Bedroom, 3.00 Bathroom, 1,411 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Located in the quiet southwest community of Rutherford, this 1411 SQ FT (RMS) unit is ideal for couples or families. The main floor features 10 foot ceilings with an open concept kitchen with nook, family room and area that can be used as a formal dining room or home office plus one bedroom and full bath. Upstairs is the master suite with ensuite featuring a separate shower and soaker tub with a large walk-in closet. The basement has an open rec room, two additional bedrooms, full bath and laundry room. New efficient tankless water heater installed last year (Model NPE-A2). The unit backs onto a private acreage, offering privacy to enjoy the deck with natural gas barbecue hookup. Condo fees take care of exterior maintenance including snow removal, landscaping, irrigation & common area insurance. Electric fireplace in basement and gas fireplace on main floor. Floorplan from builder's materials for layout reference.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431102  |
| Price      | \$489,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,411             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 13 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. |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            April 16th, 2025

Days on Market        3

Zoning                 Zone 55

HOA Fees              75

HOA Fees Freq.        Annually

Condo Fee             \$384

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Listing information last updated on April 19th, 2025 at 9:02am MDT