

## **\$499,900 - 24 12610 15 Avenue, Edmonton**

MLS® #E4425755

### **\$499,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Condo / Townhouse on 0.00 Acres

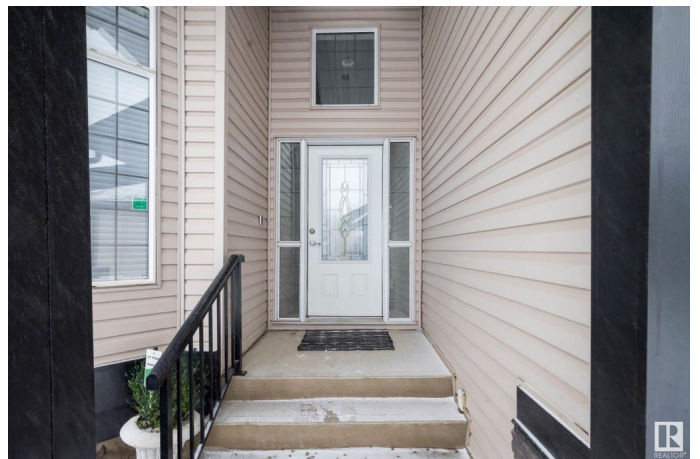
Rutherford (Edmonton), Edmonton, AB

This meticulously maintained 1479 sq ft bungalow in Rutherford offers refined living with soaring 10' ceilings and elegant finishes. The spacious great room features a cozy corner gas fireplace, oversized windows and beautiful hardwood floors. A gourmet kitchen boasts granite countertops, tile backsplash, espresso cabinetry, sleek stainless steel appliances and a large island with a breakfast bar. Patio doors off the dining nook lead to the south-facing maintenance-free deck, perfect for BBQing. The spacious primary suite includes a 5-piece ensuite and walk-thru closet. A second bedroom, 4-piece bath, laundry room, and mudroom with access to the double attached garage complete the main level. The fully finished basement impresses with 9' ceilings, large family room with a second gas fireplace, 3rd bedroom, den/flex room, 4-piece bath and ample storage. Enjoy central air and custom window coverings. Ideally located near all major amenities and public transportation with easy access to the Anthony Henday.

Built in 2009

### **Essential Information**

MLS® #	E4425755
Price	\$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,480
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	24 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., Deck, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	22
Zoning	Zone 55
Condo Fee	\$464

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Listing information last updated on April 5th, 2025 at 1:02pm MDT