

# **\$279,000 - 108 12408 15 Avenue, Edmonton**

MLS® #E4439094

**\$279,000**

2 Bedroom, 2.00 Bathroom, 1,018 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this bright & spacious 2 bedroom, 2 bathroom home w/ 2 TITLED PARKING STALLS! Located in the sought after, well managed, PET FRIENDLY 18+ TAMAYA TERRACE building in Rutherford! (VERY healthy reserve fund, condo fees have remained the same for years). This beautifully maintained unit features 9' CEILINGS, HARDWOOD flooring, cozy gas FIREPLACE, & PRIVATE + SECURE ground level entrance. The OPEN kitchen offers ENDLESS counter space, RAISED eating bar & STAINLESS STEEL appliances. The KING sized primary suite includes a WALK THROUGH closet to a FULL ensuite, while the GENEROUS second bedroom is steps from the MAIN 4 PIECE bathroom. Enjoy the quiet + privacy of a SOUTH FACING PATIO, and stay comfortable year round with CENTRAL AIR-CONDITIONING. Included are 2 private STORAGE ROOMS. Building amenities include a FITNESS CENTER, SOCIAL ROOM, GUEST SUITE, and CAR WASH BAY. BEAUTIIFUL OPEN LOBBY (recently renovated). All this just steps from schools, shopping, cafes and quick access to the Henday!

Built in 2006

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4439094               |
| Price          | \$279,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,018                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 108 12408 15 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X2               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Patio, Social Rooms, Storage Cage |
| Parking Spaces | 2  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting,  
Public Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 29th, 2025

Days on Market        12

Zoning                        Zone 55

HOA Fees                    50

HOA Fees Freq.        Annually

Condo Fee                 \$507

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Listing information last updated on June 10th, 2025 at 12:02am MDT