

## \$385,000 - 12408 15 Avenue, Edmonton

MLS® #E4435852

**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This corner unit at the Tamaya Terrace is nothing short of spectacular! One of the largest floor plans of all units in the building, this home is sure to impress. Featuring 1430+ sq ft of living space, 9 ft ceilings, in-suite laundry, and a huge balcony, this beautiful home offers comfort and style. With 2 spacious bedrooms and a versatile den/office, it caters to all your needs. The open kitchen is a chef's dream, equipped with ample cabinetry and counter space, perfect for culinary creations. The living room, showcasing a cozy corner gas fireplace, provides an inviting space to unwind after a long day. Bonus of newer appliances (3 years old). Additional perks include a titled heated/underground parking stall and a storage room. The newly renovated building boasts a wealth of amenities, including a party room, theatre room, exercise area with steam/sauna, library, guest suite, and a car wash. With its prime location near walking trails and the new LRT.

Built in 2006

### Essential Information

MLS® #	E4435852
Price	\$385,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,432
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	Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 11th, 2025
Days on Market	36
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$672

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