

## \$385,000 - 205 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     | 205 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          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:17pm MDT