

## **\$358,800 - 25 12104 16 Avenue, Edmonton**

MLS® #E4432314

**\$358,800**

3 Bedroom, 2.50 Bathroom, 1,180 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This is it! Your boxes can all be checked off with this one, including price! Perfect no-thru road to the Complex, Perfect Popular neighborhood, Perfect 3-bedroom, 2.5 bathroom layout, Perfect fresh paint for everything throughout, Perfect double-sized driveway, accommodating parking of 2 vehicles + the garage, Perfect walking distance to schools, parks and endless amenities. Well... let's just say "Perfect" sums it up... You can relax and enjoy the gas fireplace while watching the kids or pets in the backyard at the same time! Visitor parking is just a few steps away from your New Home, within this quiet, tucked-away hidden gem of a complex. Shingles were new in 2022 and the entire home has just been professionally cleaned and painted! Bonus of a beautiful wardrobe closet in the 2nd bdrm. Ready to move in. Great access to surrounding main commute arteries. Be the first to come check it out 10/10!

Built in 2005

### **Essential Information**

MLS® #	E4432314
Price	\$358,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	25 12104 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X3

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Vacuum System-Roughed-In
Parking Spaces	3
Parking	Front Drive Access, Single Garage Attached, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	32
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$168

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