

Courtesy Of Mani Bagga and Jared Burt Of Royal LePage Magna

\$355,000 - 29 12104 16 Avenue, Edmonton

MLS® #E4419568

\$355,000

3 Bedroom, 1.50 Bathroom, 1,193 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford! This modern half duplex offers a spacious and well-designed living space, perfect for a growing family or anyone looking for a stylish, low-maintenance home. Featuring 3 generously sized bedrooms & 1 .5 Bathrooms The Living Room is a bright and airy space, perfect for entertaining or relaxing with family and friends. The Dining Room is open to the living area, making it ideal for hosting dinners or casual meals. A modern kitchen w/ sleek cabinetry, quality countertops & essential appliance offers convenience for cooking and prepping meals. The Laundry Area is Located conveniently within the unit, making laundry a breeze! The basement awaits your ideas for creating extra living space! NEW SHINGLES INSTALLED 2022, NEWER FURNACE 2019 + CLOSET SHELVING UPGRADES \$2,500 recently done! FRESH PAINT! Close to schools, shopping, public transportation, parks and playgrounds!

Built in 2005

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4419568 |
| Price | \$355,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,193 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 29 12104 16 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1X3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | Roberta MacAdams School |
| Middle | Johnny Bright School |
| High | Dr. Anne Anderson School |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 29th, 2025 |
| Days on Market | 69 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$168 |

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Listing information last updated on April 8th, 2025 at 8:02pm MDT