

\$274,900 - 312 12408 15 Avenue, Edmonton

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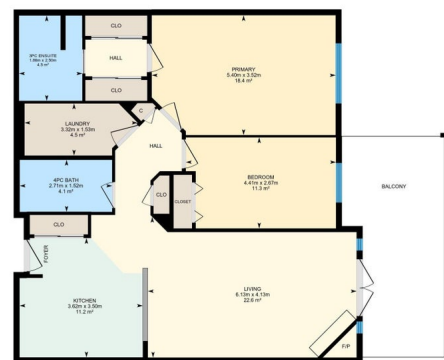
Rutherford (Edmonton), Edmonton, AB

Built in 2006

Essential Information

A wide-angle photograph of the 2200 Wren Apartments building. The structure is a multi-story apartment complex with a central entrance featuring large glass doors and windows. The building's facade is a mix of light-colored stucco, dark stone veneer, and red horizontal siding. Each floor has several balconies with black metal railings. The building is set back from a paved parking lot where a few cars are parked. The sky is blue with some light clouds. In the bottom right corner, there is a logo for 'R REALTOR' with the word 'REALTOR' in smaller text below the 'R'.

312-12408 15 Ave SW, Edmonton, AB

Main Floor Interior Area 94.63 m²

A horizontal scale bar with markings at 0, 1, and 2 cm.

PREPARED: 2025072

While regions are excluded from total floor area in IUGDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	312 12408 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X2

Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 11

Zoning Zone 55

Condo Fee \$486

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Listing information last updated on August 5th, 2025 at 7:17am MDT