

## \$395,000 - 12208 16 Avenue, Edmonton

MLS® #E4462529

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautiful half duplex in the desirable community of Rutherford. With over 1400 sqft of living space this 3 bedroom 2.5 bath with single attached garage is the ideal place to call home. Bright with large windows the open-concept main floor features a living room with a cozy gas fireplace, dining area, 2pc bath and kitchen complete with stainless steel appliances and vinyl plank flooring. On the upper level you will find the large primary bedroom with dual closets, two more good sized bedrooms - one with a walk-in closet, and a full bath. The basement is fully finished with a large second family room or entertainment area, laundry area, and a full 4 pc bathroom. Backing on to a green space, enjoy the summer days relaxing on the deck in the fully fenced backyard. Shingles 2024, HWT 2019. Close to schools, playgrounds, shopping, walking trails and other amenities. NO CONDO FEES BACKING ONTO FIELD/PARK

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462529  |
| Price     | \$395,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,180         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12208 16 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1L8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Fireplace    | Yes                                                                                  |
| Fireplaces   | Tile Surround                                                                        |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |
| HOA Fees       | 150                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 21st, 2025 at 8:47am MDT