

Courtesy Of Mani Bagga and Jared Burt Of Royal LePage Magna

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

MLS® #E4429679

**\$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® #	E4429679
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	April 7th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$168

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