

\$357,707 - 31 12104 16 Avenue, Edmonton

MLS® #E4434970

\$357,707

2 Bedroom, 2.50 Bathroom, 1,187 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

BEAUTIFUL 2 STOREY HALF DUPLEX!
SOUTH FACING BACKYARD! Amazing value and location offering a great layout. Spacious living room with with bamboo hardwood floors and gas fireplace. Open and bright kitchen with plenty of counter space and cabinetry plus an island and all appliances included. Generous dining area. Main floor powder room. Upstairs are 2 PRIMARY BEDROOMS with 2 WALK-IN CLOSETS & 2 LOVELY ENSUITES! The unspoiled basement is ready for your creativity. Professionally managed complex offering common area grass-cutting and snow removal. **NEW SHINGLES & NEWER FURNACE!** Enjoy the sunshine from your backyard with deck and storage shed. Wonderful location close to school, parks, shopping and more! See this beauty today! Visit REALTOR® website for more information.

Built in 2005

Essential Information

MLS® #	E4434970
Price	\$357,707
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,187
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	31 12104 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X3

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025
Days on Market 8
Zoning Zone 55
HOA Fees 150
HOA Fees Freq. Annually
Condo Fee \$168

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Listing information last updated on May 15th, 2025 at 5:17am MDT