

\$459,000 - #13 12610 15 Av Sw, Edmonton

MLS® #E4461194

\$459,000

1 Bedroom, 3.00 Bathroom, 1,411 sqft
Single Family on 0.08 Acres

Rutherford (Edmonton), Edmonton, Alberta

Tamaya Wynd Estates in West Rutherford is ideal for couples or families. Minutes from Anthony Henday Heritage Valley exit & numerous amenities in Heritage Valley Town Centre. Builder's size 1420 SQ FT upper and 865 SQ FT lower level. Main floor features 10' ceilings with an open concept kitchen with nook, family room and area that can be used as a formal dining room or home office + one bedroom & full bath. Upstairs is the master suite with ensuite featuring a separate shower and soaker tub with a large walk-in closet. Basement has an open rec room, two additional bedrooms, full bath and laundry room. New efficient tankless water heater installed 2024 (Model NPEA-A2). The unit backs onto a private acreage, offering privacy to enjoy the deck with natural gas barbecue hookup. Condo fees include exterior maintenance including snow removal, landscaping, irrigation & common area insurance. Electric fireplace in basement & gas fireplace on main floor. AC. Floorplan from builder's materials for layout reference. (id:6289)

Built in 2009

Essential Information

Listing #	E4461194
Price	\$459,000
Bedrooms	1



Bathrooms	3.00
Square Footage	1,411
Acres	0.08
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bi-level

Community Information

Address	#13 12610 15 Av Sw
Subdivision	Rutherford (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6W1X1

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Ceiling - 10ft
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes

Listing Details

Listing Office	Royal Lepage Summit Realty
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