

# \$395,000 - 12208 16 Av Sw, Edmonton

MLS® #E4462529

## \$395,000

3 Bedroom, 3.00 Bathroom, 1,180 sqft

Single Family on 0.07 Acres

Rutherford (Edmonton), Edmonton, Alberta

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 (id:6289)

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4462529  |
| Price          | \$395,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,180     |



|            |               |
|------------|---------------|
| Acres      | 0.07          |
| Year Built | 2003          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12208 16 Av Sw        |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| Province    | Alberta               |
| Postal Code | T6W1L8                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Park, Public Transit, Schools |
| Features       | No Smoking Home               |
| Parking Spaces | 2                             |
| Parking        | Attached Garage               |
| # of Garages   | 1                             |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer |
| Heating      | Forced air                                                                 |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Gas                                                                        |
| # of Stories | 2                                                                          |
| Has Basement | Yes                                                                        |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | MaxWell Challenge Realty |
|----------------|--------------------------|



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