

## **\$487,000 - 13 12610 15 Avenue, Edmonton**

MLS® #E4436630

**\$487,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

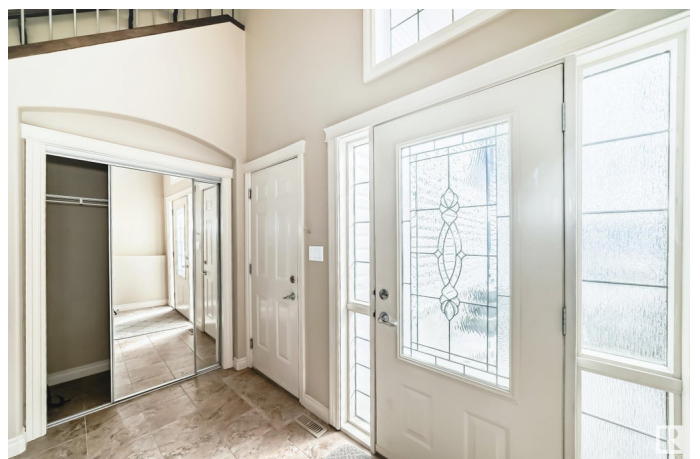
Tamaya Wynd Estates in West Rutherford is ideal for couples or families. Minutes from Anthony Henday Heritage Valley exit & numerous amenities in Heritage Valley Town Centre. Builder's size 1420 SQ FT upper and 865 SQ FT lower level. Main floor features 10' ceilings with an open concept kitchen with 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 NPE-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.

Built in 2009

### **Essential Information**

MLS® # E4436630

Price \$487,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,411             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13 12610 15 Avenue    |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1X1               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft. |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Corner, Tile Surround                                                                                          |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 55        |
| HOA Fees       | 75             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$384          |

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Listing information last updated on June 17th, 2025 at 11:02am MDT