

# **\$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 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                16  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually  
Condo Fee                        \$168

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