Courtesy Of Corina A Karas Of MaxWell Challenge Realty

$395,000 - 12208 16 Avenue, Edmonton

MLS® #E4462529

$395,000
3 Bedroom, 2.50 Bathroom, 1,180 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

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

Built in 2003

Essential Information

MLS® #	E4462529
Price	$395,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12208 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1L8

Amenities

Amenities	No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on October 20th, 2025 at 11:32am MDT