

# **\$394,000 - 12134 16 Avenue, Edmonton**

MLS® #E4440673

**\$394,000**

3 Bedroom, 2.50 Bathroom, 1,191 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful modern half duplex located in desirable Rutherford community. This well designed living space offers an open concept main level featuring a kitchen with plenty of cabinets, large island and a dining area with access to the deck and backyard. The bright living room has large windows, a cozy corner gas fireplace and a 2-piece bathroom complementing the rest of the main level. Upstairs features 3 generously sized bedrooms, one with walk-in closet, and a full 4-piece bathroom. The fully developed basement consists of a large family room, additional 4-piece bathroom and laundry area. Family size backyard is fully fenced with a decent sized deck. Additional features include a convenient central vacuum system, new dishwasher (2024), new furnace (2020), NEW SHINGLES (2023) NEW PAINT (2024 INTERIOR AND EXTERIOR) NO CONDO FEE, NO SMOKE, NO PETS. Well located, walking distance to Johnny Bright and Monsignor Fee Otterson K-9 schools, public transportation, shopping, parks and playground.

Built in 2003

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4440673  |
| Price  | \$394,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,191         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12134 16 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1L9               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                             |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Corner  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Monsignor Fee Otterson |
| Middle     | Johnny Bright          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 55        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 10th, 2025 at 2:47am MDT