

\$387,000 - 12118 16 Avenue, Edmonton

MLS® #E4430978

\$387,000

2 Bedroom, 2.50 Bathroom, 1,190 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Fantastic half duplex in the highly desirable Rutherford community! This well-maintained home features a professionally finished basement with a media room, laundry area, 2 storage rooms, and flooring throughout. The main floor offers black appliances, an eating nook with patio doors leading to a deck with gas BBQ hookup, and a bright family room with a gas fireplace and 3 large windows. Upstairs boasts 2 spacious bedrooms and 2 full bathrooms, including a primary with 2 walk-in closets. The single attached garage is insulated and drywalled (9x19). Recent upgrades include a new roof (2023), new furnace (2023), and hot water tank (Dec 2022). Located within walking distance to Johnny Bright and Monsignor Fee Otterson Kâ€™6 schools. Move-in ready and ideal for families or investors!

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430978 |
| Price | \$387,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,190 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 12118 16 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1L9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Park/Reserve, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 15th, 2025

Days on Market 7

Zoning Zone 55

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