

\$368,000 - 12238 16 Avenue, Edmonton

MLS® #E4445153

\$368,000

3 Bedroom, 1.50 Bathroom, 1,195 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford—a mature community known for its excellent amenities and family-friendly environment. This 3-bedroom and 2-bathroom duplex features a spacious layout and a private backyard that backs onto a school and a beautiful park, offering both privacy and scenic views. Enjoy the convenience of nearby shopping centers, grocery stores, schools, parks, and public transit, with easy access to major roadways for stress-free commuting. Whether you're a first-time homebuyer, a growing family, or an investor, this property is a fantastic opportunity you don't want to miss!



Built in 2003

Essential Information

MLS® #	E4445153
Price	\$368,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex

Style	2 Storey
Status	Active

Community Information

Address	12238 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1L7

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 30th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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