

\$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 4

Zoning Zone 55

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