

# \$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 | 6               |
| Zoning         | Zone 55         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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