Courtesy Of Chelsea A Yu Of Royal Lepage Summit Realty

$459,000 - 13 12610 15 Avenue, Edmonton

MLS® #E4461194

$459,000
1 Bedroom, 3.00 Bathroom, 1,411 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Tamaya Wynd Estates in West Rutherford is ideal for couples or families. Minutes from Anthony Henday Heritage Valley exit & numerous amenities in Heritage Valley Town Centre. Builder's size 1420 SQ FT upper and 865 SQ FT lower level. Main floor features 10' ceilings with an open concept kitchen with nook, family room and area that can be used as a formal dining room or home office + one bedroom & full bath. Upstairs is the master suite with ensuite featuring a separate shower and soaker tub with a large walk-in closet. Basement has an open rec room, two additional bedrooms, full bath and laundry room. New efficient tankless water heater installed 2024 (Model NPEÂ-A2). The unit backs onto a private acreage, offering privacy to enjoy the deck with natural gas barbecue hookup. Condo fees include exterior maintenance including snow removal, landscaping, irrigation & common area insurance. Electric fireplace in basement & gas fireplace on main floor. AC. Floorplan from builder's materials for layout reference.

Built in 2009

Essential Information

MLS® #	E4461194
Price	$459,000

Bedrooms	1
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	13 12610 15 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X1

Amenities

Amenities	Air Conditioner, Ceiling 10 ft.
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Johnny Bright
Middle	Johnny Bright
High	Dr. Anne Anderson

Additional Information

Date Listed	October 7th, 2025
Days on Market	28
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	$384

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Listing information last updated on November 4th, 2025 at 5:17pm MST