

## \$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      6  
Zoning                Zone 55

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