

# \$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	1
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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