

\$170,000 - 315 12035 22 Avenue, Edmonton

MLS® #E4428742

\$170,000

2 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,
AB

Ready to stop renting and start owning? Step into this stylishly updated 2-bedroom condo in the heart of Rutherfordâ€”perfect for your first home or next smart investment. Fresh renovations give the space a bright, modern feelâ€”from plush new carpet and fresh paint to sleek lighting and granite kitchen counters. After a long day, sink into your brand-new deep soaker tub, or enjoy a quiet moment on your private third-floor balcony. You're steps away from everyday essentials like Superstore, Shoppers Drug Mart, fast food restaurants, and even a barber or dental clinic. Plus, with easy access to major routes like James Mowatt Trail, Anthony Henday, and Calgary Trail, getting anywhere in the city is a breeze. Stay cool with in-unit A/C, and never worry about winter mornings thanks to your HEATED UNDERGROUND parking stall. This move-in ready gem is waiting for you!



Built in 2014

Essential Information

MLS® #	E4428742
Price	\$170,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	569
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	315 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Security Door, See Remarks
Parking Spaces	1
Parking	Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Low Maintenance Landscape, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

Additional Information

Date Listed	April 3rd, 2025
Days on Market	74
Zoning	Zone 55
Condo Fee	\$347

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