

## \$165,000 - 415 12035 22 Avenue, Edmonton

MLS® #E4429102

**\$165,000**

2 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to the convenience of the Heritage Valley area! Located in the Rutherford community, this condo is minutes away from shopping, grocery stores, public library, restaurants, and more! This TOP FLOOR unit is well laid out as a one bedroom plus den/office or a two bedroom (2nd bedroom has no window but has a sprinkler for egress). This home has recently been updated with brand new flooring & paint. The kitchen is open to the living space for added natural light, with the granite counter and peninsula suitable for meals or for sipping coffee or cocktails with family & friends, or step out from your living room onto your private balcony! The 4pc bathroom sparkles with a tile surround tub and granite countertops, and other conveniences include in-suite laundry and TWO parking stalls - one titled and one assigned. Close to public transportation, future South Capital LRT line, and easy access to QE2, airport, & Anthony Henday. Ready for immediate possession, this is a must-see property!

Built in 2014

### Essential Information

MLS® # E4429102

Price \$165,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	415 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor, Sprinkler System-Fire
Parking Spaces	2
Parking	2 Outdoor Stalls, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	Zone 55
Condo Fee	\$335

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Listing information last updated on April 18th, 2025 at 10:02pm MDT