# \$160,000 - 415 12035 22 Avenue, Edmonton

MLS® #E4429102

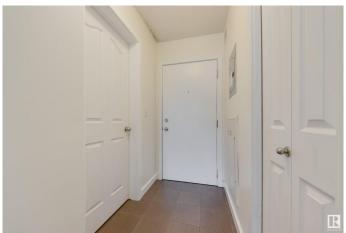
#### \$160,000

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 \$160,000 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 27

Zoning Zone 55

Condo Fee \$335

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 2:47pm MDT