

# \$199,990 - 120 12025 22 Avenue, Edmonton

MLS® #E4434653

**\$199,990**

2 Bedroom, 2.00 Bathroom, 847 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Investor and/or first time home buyer alert! Spacious 2 bedroom plus den unit with two bathrooms and great layout. Big bright windows and underground parking! In-suite laundry and desirably located in the Rutherford area. Close to bus transit and minutes from the Heritage Valley Park 'n' Ride. Nearby amenities include Real Canadian Supertore, Edmonton Public Library, Shoppers, Dollarama, restaurants and more! Stop renting and start investing today!

Built in 2014

## Essential Information

MLS® #	E4434653
Price	\$199,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	120 12025 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y1

### Amenities

Amenities	Front Porch, Secured Parking, Security Door, Sprinkler Sys-Underground, Storage-In-Suite, See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DUGGAN SCHOOL
Middle	D.S. MACKENZIE SCHOOL
High	DR. ANNE ANDERSON SCHOOL

### Additional Information

Date Listed	May 5th, 2025
Days on Market	4
Zoning	Zone 55

Condo Fee                \$496

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 9th, 2025 at 6:32pm MDT