# \$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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