

## \$229,900 - 223 12035 22 Avenue, Edmonton

MLS® #E4459094

**\$229,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

CORNER UNIT in Rutherford Landing. This air conditioned second floor unit has 2 bedrooms, 2- 4pce bathrooms and in-suite laundry. It boasts an open concept with new Vinyl Plank flooring, new paint, stunning feature wall, new shower glass doors, new induction stove, new lights, new kitchen backsplash, new microwave hoodfan and built-in cabinets for extra storage .kitchen, dining and living room. Kitchen has s/s appliances as well as granite counter tops. Big covered balcony. Primary suite with walk through closet to ensuite. 2 titled parking stalls (1 underground and 1 above ground).Healthy Reserve Fund. Convenient location with access to Anthony Henday Drive, HWY 2, Shopping, Schools, Public transportation and all other major amenities. Quick Possession

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459094  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 968       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 223 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, Intercom, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Stall, Underground                                                  |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| # of Stories      | 4                                                                                                                 |
| Stories           | 1                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                      |
| Exterior Features | Commercial, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Stone, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

Days on Market 26  
Zoning Zone 55  
Condo Fee \$583



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