

# \$189,900 - 315 12035 22 Avenue, Edmonton

MLS® #E4428742

**\$189,900**

2 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

FULLY RENOVATED and move-in ready! This stunning Rutherford condo features granite countertops, A/C, in-suite laundry, and a spacious private balcony. The unit boasts two generously sized bedrooms and a full bath with an upgraded soaker tub. With fresh paint, new carpet, and upgraded lighting, every detail has been refreshed for modern living. Includes a heated underground parking stall and ample visitor parking. Located in a growing community near schools, shopping, and parks, with easy access to major roads such as the Anthony Henday and Calgary Trail. Plus, with the future Valley Line LRT nearby, this prime location will be even more convenient. A fantastic opportunity for homeowners or investors alike!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428742  |
| Price          | \$189,900 |
| 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 9

Zoning Zone 55

Condo Fee \$347

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