

## \$165,000 - 415 12035 22 Avenue, Edmonton

MLS® #E4429102

**\$165,000**

2 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

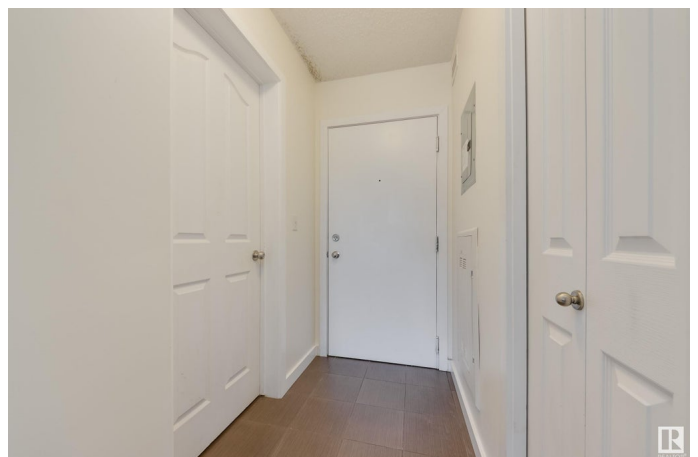
Welcome to the convenience of the Heritage Valley area! Located in the Rutherford community, this condo is minutes away from shopping, grocery stores, public library, restaurants, and more! This TOP FLOOR unit is well laid out as a one bedroom plus den/office or a two bedroom (2nd bedroom has no window 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 \$165,000



|                |                        |
|----------------|------------------------|
| 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 | 18              |
| Zoning         | Zone 55         |
| Condo Fee      | \$335           |

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Listing information last updated on April 21st, 2025 at 10:02pm MDT