

Courtesy Of Shaneil Kumar Of Exp Realty

## \$170,000 - 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 Rutherford—perfect for your first home or next smart investment. Fresh renovations give the space a bright, modern feel—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	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	73
Zoning	Zone 55
Condo Fee	\$347

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Listing information last updated on June 15th, 2025 at 9:47am MDT