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

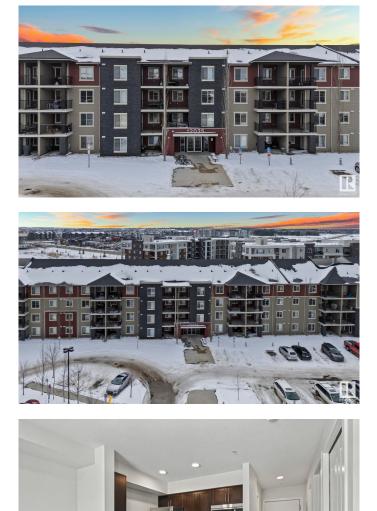
MLS® #E4428742

#### \$189,900

2 Bedroom, 1.00 Bathroom, 627 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	627
Acres	0.00
Year Built	2014

Туре	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

## **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$347

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Listing information last updated on April 5th, 2025 at 3:02am MDT