

# **\$170,000 - 315 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

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	\$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	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 15

Zoning Zone 55

Condo Fee \$347

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