

\$170,000 - 12035 22 Avenue, Edmonton

MLS® #E4428742

\$170,000

2 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

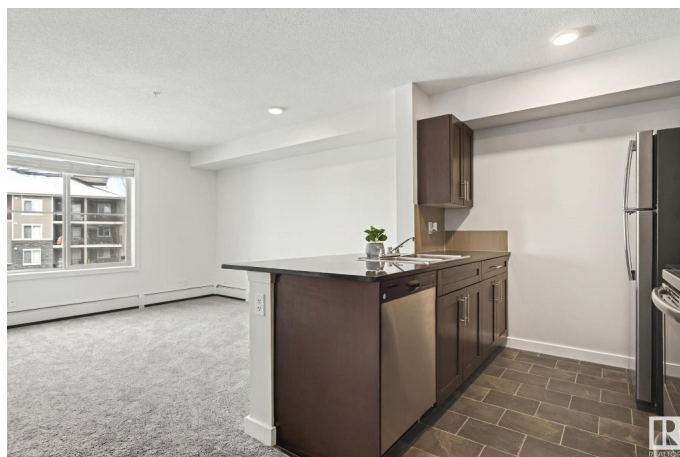
Heritage Valley Town Centre Area, Edmonton,
AB

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 | 74 |
| Zoning | Zone 55 |
| Condo Fee | \$347 |

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Listing information last updated on June 16th, 2025 at 9:17am MDT