

Courtesy Of Paddy Stewart Of Sweetly

## \$195,000 - 305 12045 22 Avenue, Edmonton

MLS® #E4432576

**\$195,000**

2 Bedroom, 1.00 Bathroom, 700 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to this well-maintained 2 bed, 1 bath condo in the heart of Rutherford! Offering 699 sq ft of functional living space, this unit features a modern kitchen with stainless steel appliances, granite countertops, and a convenient pantry. The bright living room opens to a private balcony. Enjoy a spacious primary bedroom with a walk-in closet. Incl. convenient in-unit storage for added organization. Heat & water are included in the condo fees. Recent upgrades include new dishwasher, faucets, plumbing under kitchen sink and toilet and commercial deadbolt. Comes with two parking stalls—one underground and one surface. Pets welcome! Multiple allowed, 12â€• and under. Building has elevator and post office drop off at the front along with larger parcel drop with Canada Post Key system. Upgraded security cameras 24/7 at the front entrances. Portable AC can be included in the sale. Near playground, bus stop, schools, and grocery stores, this home is perfect for first-time buyers, downsizers, or investors!

Built in 2014

### Essential Information

MLS® # E4432576

Price \$195,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 700                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 305 12045 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2Y2                          |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, Underground |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                               |
| # of Stories | 4                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                          |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                7  
Zoning                              Zone 55  
Condo Fee                        \$434

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Listing information last updated on May 1st, 2025 at 3:17pm MDT