

## \$218,000 - 201 12025 22 Avenue, Edmonton

MLS® #E4423951

**\$218,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to this bright and spacious 2nd floor Corner unit in the great complex of Rutherford Landing! Offers 2 bed and 2 full bath plus a Den/flex space, living room, and kitchen with a breakfast bar, you'll have plenty of room for entertaining. Beautiful black granite countertops and dark cabinetry with neutral paint tones and huge windows drawing in a ton of natural light. The primary bedroom boasts a walkthrough closet leading to a 4pc ensuite and bedroom two is on the other side of the suite adjacent to the main 3pc bath. Private deck! Conveniently located, HEATED, underground parking stall is perfect for the growing family, property investor, first-time homebuyer. Heritage town center is just 1 block away, with Real Canadian superstore, close to public transport and other amenities. Must be seen to be appreciated.

Built in 2014

### Essential Information

MLS® #	E4423951
Price	\$218,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	875



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	201 12025 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	44
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$508

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Listing information last updated on April 17th, 2025 at 12:32pm MDT