

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

MLS® #E4432576

\$195,000

2 Bedroom, 1.00 Bathroom, 700 sqft

Condo / Townhouse on 0.00 Acres

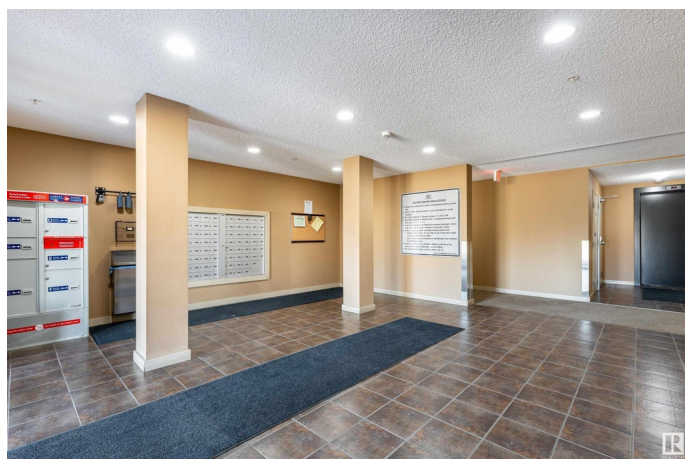
Heritage Valley Town Centre Area, Edmonton, AB

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—perfect for relaxing. Enjoy a spacious primary bedroom with a walk-in closet. Includes convenient in-unit storage for added organization. Heat and water are included in the condo fees for added value. Recent upgrades include new dishwasher, new faucets, new 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. Ideally located near a 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 | 5 |
| Zoning | Zone 55 |
| Condo Fee | \$434 |

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Listing information last updated on April 29th, 2025 at 4:17am MDT