

# \$209,900 - 414 12035 22 Avenue, Edmonton

MLS® #E4457082

**\$209,900**

2 Bedroom, 1.00 Bathroom, 573 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to Rutherford Landing, located within walking distance to nearby nature, shopping, restaurants, schools and other amenities.

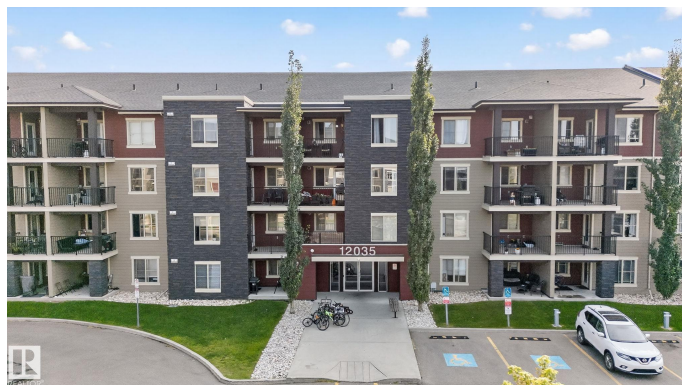
Enjoy morning coffee with pond views from the top floor unit. New carpets, granite countertops, and in-suite laundry. This 2-bedroom unit is the perfect blend of convenience, and thoughtful design. Now non-occupied, this unit has pride of ownership, with original owners- never rented out!

Complete with assigned parking steps away from the front entry, and newly-installed security cameras throughout the complex for additional peace of mind. Building features on-site maintenance and parking passes for guests.

Built in 2014

## Essential Information

MLS® #	E4457082
Price	\$209,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Personnel
Parking	Stall
Is Waterfront	Yes

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Commercial, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 10th, 2025
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Days on Market	1
Zoning	Zone 55
Condo Fee	\$322

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Listing information last updated on September 11th, 2025 at 8:47am MDT