

\$170,000 - 315 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

Freshly renovated and move-in ready, this immaculate 2-bedroom condo on the third floor offers style, comfort, and unbeatable convenience. Enjoy brand-new carpet, modern lighting, and freshly painted walls throughout a spacious, open-concept layout. The kitchen features sleek granite countertops, while the upgraded soaker tub adds a luxurious touch to the full bath. Stay cool with in-unit A/C, and take in quiet moments on your private balcony. Your heated underground parking stall keeps winter simple, with ample visitor parking for guests. Located in a growing Rutherford community just minutes from schools, shopping, parks, major highways, and future LRT access—this unit is ideal for homeowners or investors looking for value and location.

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 | 315 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 | 29 |
| Zoning | Zone 55 |
| Condo Fee | \$347 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 4:32am MDT