

\$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 2:32pm MDT