

# \$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
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Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	24
Zoning	Zone 55
Condo Fee	\$347

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