

Courtesy Of Jordon Pennell Of Exp Realty

## **\$185,000 - 305 12045 22 Avenue, Edmonton**

MLS® #E4434586

**\$185,000**

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. Enjoy a spacious primary bedroom with a walk-in closet. Incl. convenient in-unit storage for added organization. Heat & water are included in the condo fees. Recent upgrades include new dishwasher, faucets, 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. Building has elevator and post office drop off at the front along with larger parcel drop with Canada Post Key system. Upgraded security cameras 24/7 at the front entrances. Portable AC can be included in the sale. Near playground, bus stop, schools, and grocery stores, this home is perfect for first-time buyers, downsizers, or investors!

Built in 2014

### **Essential Information**

MLS® # E4434586

Price \$185,000



|                |                        |
|----------------|------------------------|
| 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                      May 2nd, 2025  
Days on Market                26  
Zoning                              Zone 55  
Condo Fee                        \$434

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 28th, 2025 at 1:47am MDT