

\$217,900 - 202 12035 22 Avenue, Edmonton

MLS® #E4451292

\$217,900

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to this bright and spacious 2nd floor Corner unit in the great complex of Rutherford Landing! Offers 2 bed and 2 full bath plus a Den/flex space, living room, and kitchen with a breakfast bar, you'll have plenty of room for entertaining. NEW VINYL PLANK FLOORING AND FRESHLY PAINTED. Beautiful black granite countertops and dark cabinetry, huge windows drawing in a ton of natural light. The primary bedroom boasts a walkthrough closet leading to a 4pc ensuite and bedroom two is on the other side of the suite adjacent to the main 3pc bath. Private deck! Conveniently located, HEATED, underground parking stall is perfect for the growing family, property investor, first-time homebuyer. Heritage town center is just 1 block away, with Real Canadian superstore, close to public transport and other amenities. Must be seen to be appreciated.

Built in 2014

Essential Information

MLS® #	E4451292
Price	\$217,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	875
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$508

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Listing information last updated on August 10th, 2025 at 8:17pm MDT