

## **\$220,000 - 420 12025 22 Avenue, Edmonton**

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MLS® #E4434775

**\$220,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

BEST VALUE in Rutherford Landing! This move in ready and freshly painted TOP FLOOR 2 BED + DEN unit offers one of the most desirable layouts in the complex, with 838 sqft of functional living space. Enjoy the comfort of central A/C, plus TWO PARKING STALLS—one underground and one surface stall—along with a RARE, ENCLOSED and SECURED STORAGE unit (only 1 of 19 in the building!). The spacious layout includes a proper den perfect for a home office (or 3rd bedroom), a large primary bedroom with a 4pc ensuite, and a generously sized second bedroom. The upgraded kitchen features granite countertops and stainless steel appliances, open to living space - great for entertain! Balcony is spacious and overlooking the neighbourhood - no boring parking lot views here. PET-FRIENDLY building, steps from shopping, transit, and amenities—this is the total package! This is the total package—modern, practical, and perfectly located. Don't miss your chance to own one of the best units in the complex.



Built in 2014

### **Essential Information**

MLS® #                      E4434775

Price                        \$220,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	420 12025 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y1

### Amenities

Amenities	On Street Parking, Air Conditioner, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, See Remarks, Storage Cage
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	49
Zoning	Zone 55
Condo Fee	\$521

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