

# \$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 | 31              |
| Zoning         | Zone 55         |
| Condo Fee      | \$347           |

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Listing information last updated on May 4th, 2025 at 4:47am MDT