

## \$195,000 - 305 12045 22 Avenue, Edmonton

MLS® #E4434586

**\$195,000**

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

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Price \$195,000

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                9  
Zoning                              Zone 55  
Condo Fee                        \$434

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