

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

MLS® #E4434775

**\$220,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

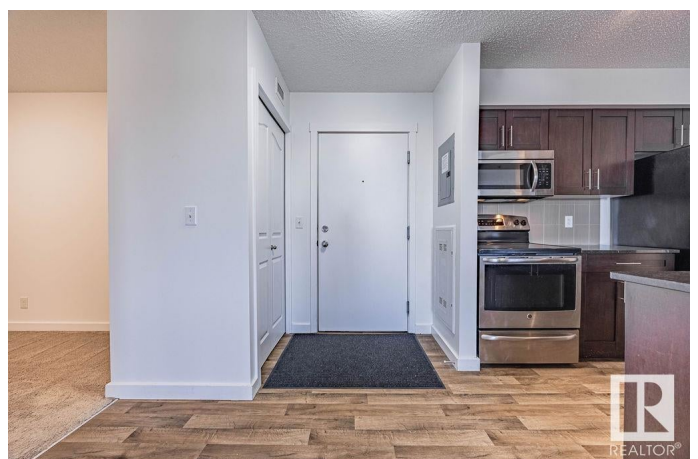
BEST VALUE in Rutherford Landing! This move in ready and freshly painted TOP FLOOR 2 BED + DEN unit offers one of the most desirable layouts in the complex, with 838 sqft of functional living space. Enjoy the comfort of central A/C, plus TWO PARKING STALLS—one underground and one surface stall—along 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 | 9             |
| Zoning         | Zone 55       |
| Condo Fee      | \$521         |

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Listing information last updated on May 15th, 2025 at 12:03pm MDT