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

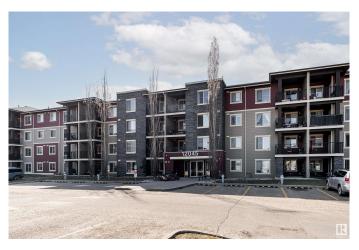
MLS® #E4432576

## \$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 stallsâ€"one underground and one surface. Pets welcome! Multiple allowed, 12― 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**

MLS® # E4432576 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 April 24th, 2025

Days on Market 7

Zoning Zone 55

Condo Fee \$434

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Listing information last updated on May 1st, 2025 at 9:18am MDT