

## \$229,900 - 223 12035 22 Avenue, Edmonton

MLS® #E4459094

**\$229,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

CORNER UNIT in Rutherford Landing. This air conditioned second floor unit has 2 bedrooms, 2- 4pce bathrooms and in-suite laundry. It boasts an open concept with new Vinyl Plank flooring, new paint, stunning feature wall, new shower glass doors, new induction stove, new lights, new kitchen backsplash, new microwave hoodfan and built-in cabinets for extra storage .kitchen, dining and living room. Kitchen has s/s appliances as well as granite counter tops. Big covered balcony. Primary suite with walk through closet to ensuite. 2 titled parking stalls (1 underground and 1 above ground).Healthy Reserve Fund. Convenient location with access to Anthony Henday Drive, HWY 2, Shopping, Schools, Public transportation and all other major amenities. Quick Possession

Built in 2014

### Essential Information

MLS® #	E4459094
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	223 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, Intercom, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 22nd, 2025
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Days on Market 2  
Zoning Zone 55  
Condo Fee \$583



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