# \$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 though 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

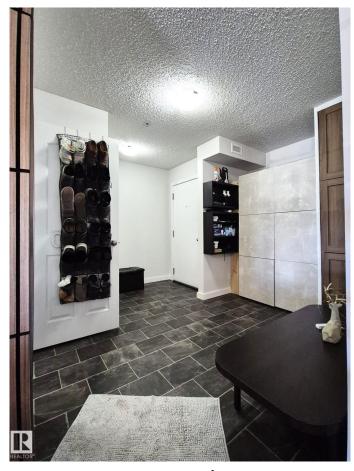
### **Additional Information**

Date Listed September 22nd, 2025

Days on Market 2

Zoning Zone 55

Condo Fee \$583



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