

## \$209,000 - 301 12045 22 Avenue, Edmonton

MLS® #E4459001

**\$209,000**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

**CORNER UNIT!** Well kept 2 bdrms, 2 baths plus a den unit in highly desirable Rutherford Landing! This **CORNER UNIT** features an open floor plan with luxurious living area. Sunny living room has garden door leading to the south east facing large balcony with BBQ gas hookup. Stunning kitchen boasts granite countertops, stainless steel appliances and upgraded cabinets. Convenient den/office plus formal dining area. Master bedroom has a walkthrough closet and 4 pc ensuite. In-suite laundry; Condo fee includes heat and water! Unbeatable **LOCATION**, just minutes from schools, shopping centers, and quick access to the highway. Whether you're commuting, studying, or building your real estate portfolio, this home checks all the boxes. Don't miss out on this fantastic opportunity in one of Edmonton's fastest-growing neighborhoods!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459001  |
| Price          | \$209,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 966       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 301 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   | Underground |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 55              |
| Condo Fee      | \$570                |

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Listing information last updated on October 25th, 2025 at 8:17pm MDT