

\$216,900 - 406 12025 22 Avenue, Edmonton

MLS® #E4434397

\$216,900

2 Bedroom, 2.00 Bathroom, 839 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Spacious 2 bed, 2 bath plus den, can be used as 3rd bedroom, open concept kitchen, in suite laundry, 1 underground parking. In Rutherford, surrounded with shopping, restaurants, and amenities. Quick drive to Henday and Hwy 2. All walls, doors and trims are freshly painted.

Built in 2014

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4434397 |
| Price | \$216,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 839 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 406 12025 22 Avenue |
| Area | Edmonton |
| Subdivision | Heritage Valley Town Centre Area |



406-12025 22 Ave SW, Edmonton, AB

Main Floor Interior Area 839.24 sq ft



PREPARED: 2024/05/03

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



| | |
|-------------|----------|
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2Y1 |

Amenities

| | |
|-----------|-----------------|
| Amenities | Intercom, Patio |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|-----------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Paved Lane, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 10 |
| Zoning | Zone 55 |
| Condo Fee | \$496 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 9:17pm MDT