\$179,900 - 305 12045 22 Avenue, Edmonton

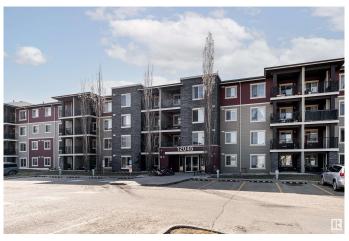
MLS® #E4434586

\$179,900

2 Bedroom, 1.00 Bathroom, 700 sqft Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Two bed, one 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 titled 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, investors!







Built in 2014

Essential Information

MLS® # E4434586 Price \$179,900 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 May 2nd, 2025

Days on Market 36

Zoning Zone 55

Condo Fee \$434

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Listing information last updated on June 7th, 2025 at 11:17am MDT