

## \$209,900 - 414 12035 22 Avenue, Edmonton

MLS® #E4457082

### \$209,900

2 Bedroom, 1.00 Bathroom, 573 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to Rutherford Landing, located within walking distance to nearby nature, shopping, restaurants, schools and other amenities.

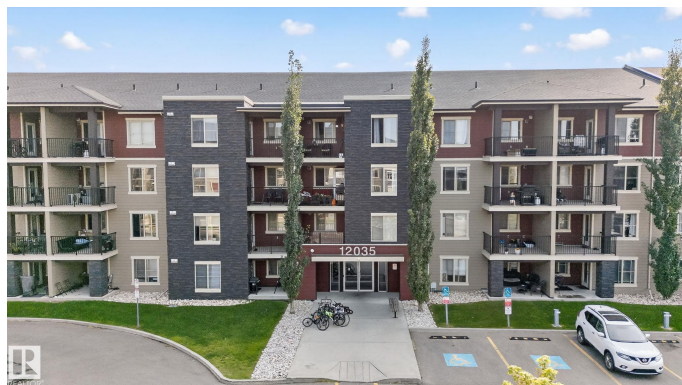
Enjoy morning coffee with pond views from the top floor unit. New carpets, granite countertops, and in-suite laundry. This 2-bedroom unit is the perfect blend of convenience, and thoughtful design. Now non-occupied, this unit has pride of ownership, with original owners- never rented out!

Complete with assigned parking steps away from the front entry, and newly-installed security cameras throughout the complex for additional peace of mind. Building features on-site maintenance and parking passes for guests.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457082  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 573       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 414 12035 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2X9                          |

### Amenities

|               |                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Personnel |
| Parking       | Stall                                                                                                                                  |
| Is Waterfront | Yes                                                                                                                                    |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Electric                                                                                                 |
| # of Stories | 4                                                                                                                   |
| Stories      | 1                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                          |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Commercial, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|

Days on Market 9  
Zoning Zone 55  
Condo Fee \$322

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Listing information last updated on September 19th, 2025 at 7:17am MDT