

# \$199,990 - 120 12025 22 Avenue, Edmonton

MLS® #E4434653

**\$199,990**

2 Bedroom, 2.00 Bathroom, 847 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Investor and/or first time home buyer alert! Spacious 2 bedroom plus den unit with two bathrooms and great layout. Big bright windows and underground parking! In-suite laundry and desirably located in the Rutherford area. Close to bus transit and minutes from the Heritage Valley Park 'n' Ride. Nearby amenities include Real Canadian Supertore, Edmonton Public Library, Shoppers, Dollarama, restaurants and more! Stop renting and start investing today!

Built in 2014

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434653               |
| Price          | \$199,990              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 847                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                                  |
|-------------|----------------------------------|
| Address     | 120 12025 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2Y1                          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Front Porch, Secured Parking, Security Door, Sprinkler Sys-Underground, Storage-In-Suite, See Remarks |
| Parking   | Heated, Underground   |

### Interior

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

### Exterior

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | DUGGAN SCHOOL            |
| Middle     | D.S. MACKENZIE SCHOOL    |
| High       | DR. ANNE ANDERSON SCHOOL |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 55       |

Condo Fee                \$496

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Listing information last updated on May 9th, 2025 at 8:02pm MDT