

Courtesy of Kathy Sobh of MaxWell Polaris

## **\$229,900 - # 224 12025 22 Avenue, Edmonton**

MLS® #E4158351

### **\$229,900**

2 Bedroom, 2.00 Bathroom, 971 sqft  
Condo / Townhouse on 0 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Looks like NEW ! Open floorplan with 2 bedrooms and 2 bath , CORNER UNIT with underground parking. Nicely sized kitchen with upgraded granite countertops, eating bar which opens onto the dining and living room. The master bedroom is a great size with a walk through closet and 4pc ensuite. The 2nd bedroom is also a great size with a large close and Comes with IN SUITE LAUNDRY!!! Great location in Edmonton's beautiful Heritage Valley, surrounded by walking trails, ravine access, shopping, on bus routes, easy LRT access, and just minutes to the Henday.

Built in 2014

### **Essential Information**

MLS® #	E4158351
Price	\$229,900
Bedrooms	2
Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	2
Has Ensuite	Y
Square Footage	971
Acres	0.02
Year Built	2014
Property Type	Condo / Townhouse
Building Type	Lowrise Apartment



Style

Single Level Apartment

## Community Information

Condo Name Rutherford Landing  
Address # 224 12025 22 Avenue  
Area Edmonton  
Community Heritage Valley Town Centre Area  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 2Y1

## Amenities

Features See Remarks  
Exterior Features Golf Nearby, Schools, Shopping Nearby  
Parking Underground

## Interior

Flooring Carpet  
Goods Included Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Hot Water  
Basement None, No Basement  
# of Stories 1

## Exterior

Exterior Stone, Vinyl  
Roof Asphalt Shingles  
Construction Wood Frame  
Foundation Concrete

## Additional Information

Condo Fee \$460  
Condo Fee Includes Amenities Associated With HOA/Condo, Heat, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions, Water/Sewer, Exterior Maintenance, Utilities Common Areas  
Front Exposure North

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.

Listing information last updated on January 20th, 2020 at 9:31am CST