

# \$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



0 3 6 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 | 8             |
| Zoning         | Zone 55       |
| Condo Fee      | \$496         |

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Listing information last updated on May 11th, 2025 at 1:47pm MDT