

Courtesy Of Jennifer Montes Martinez Of Initia Real Estate

\$229,900 - 302 12025 22 Ave Sw, Edmonton

MLS® #E4434388

\$229,900

2 Bedroom, 2.00 Bathroom, 883 sqft
Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,
AB

Welcome to this bright and stylish 2 bed, 2 bath corner-unit condo in the heart of Rutherford! Offering 883 sq ft of functional space, this home features a modern kitchen with stainless steel appliances, granite countertops, and a pantry. A den off the entry adds flexibility—ideal for a home office. The open-concept living room leads to a private balcony with great natural light. The spacious primary bedroom includes a walk-in closet, plus there's in-unit storage for added convenience. Recent upgrades: brand-new vinyl plank flooring and fresh paint throughout. Comes with 2 titled parking stalls—1 underground and 1 surface—and AC unit included. Condo fees include heat and water. Pet-friendly building (multiple pets allowed, 12¢ and under) with elevator, Canada Post parcel drop system, and 24/7 security cameras. Located near schools, playgrounds, transit, and shopping—perfect for first-time buyers, downsizers, or investors!

Built in 2014

Essential Information

MLS® #	E4434388
Price	\$229,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 12025 22 Ave Sw
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y1

Amenities

Amenities	Air Conditioner, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
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 3rd, 2025
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Days on Market	10
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Zoning	Zone 55
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Condo Fee	\$520
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Listing information last updated on May 13th, 2025 at 11:32pm MDT