

# \$209,000 - 301 12045 22 Avenue, Edmonton

MLS® #E4459001

**\$209,000**

2 Bedroom, 2.00 Bathroom, 966 sqft  
Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

**CORNER UNIT!** Well kept 2 bdrms, 2 baths plus a den unit in highly desirable Rutherford Landing! This **CORNER UNIT** features an open floor plan with luxurious living area. Sunny living room has garden door leading to the south east facing large balcony with BBQ gas hookup. Stunning kitchen boasts granite countertops, stainless steel appliances and upgraded cabinets. Convenient den/office plus formal dining area. Master bedroom has a walkthrough closet and 4 pc ensuite. In-suite laundry; Condo fee includes heat and water! Unbeatable **LOCATION**, just minutes from schools, shopping centers, and quick access to the highway. Whether you're commuting, studying, or building your real estate portfolio, this home checks all the boxes. Don't miss out on this fantastic opportunity in one of Edmonton's fastest-growing neighborhoods!

Built in 2014

## Essential Information

MLS® #	E4459001
Price	\$209,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	301 12045 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y2

### **Amenities**

Amenities	See Remarks
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	3
Zoning	Zone 55
Condo Fee	\$570

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