

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

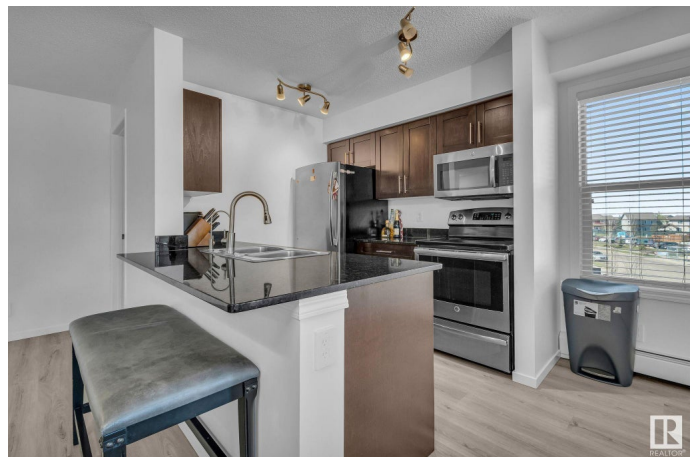
Heritage Valley Town Centre Area, Edmonton,  
AB

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 flexibilityâ€”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 stallsâ€”1 underground and 1 surfaceâ€”and AC unit included. Condo fees include heat and water. Pet-friendly building (multiple pets allowed, 12â€• and under) with elevator, Canada Post parcel drop system, and 24/7 security cameras. Located near schools, playgrounds, transit, and shoppingâ€”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
Days on Market	9
Zoning	Zone 55
Condo Fee	\$520

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Listing information last updated on May 12th, 2025 at 3:17pm MDT