

## \$208,000 - 406 12025 22 Avenue, Edmonton

MLS® #E4438703

**\$208,000**

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® #	E4438703
Price	\$208,000
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



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y1

### Amenities

Amenities	Intercom, Parking-Visitor
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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 27th, 2025
Days on Market	68
Zoning	Zone 55
Condo Fee	\$496

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 1:32am MDT