

# \$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: 2025/05/03

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	7
Zoning	Zone 55
Condo Fee	\$496

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Listing information last updated on May 10th, 2025 at 6:32am MDT