

Courtesy Of Joseph G Ingram Of RE/MAX River City

\$214,000 - 402 12045 22 Avenue, Edmonton

MLS® #E4425096

\$214,000

2 Bedroom, 2.00 Bathroom, 979 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Top level living on the 4th floor in popular Rutherford with 2 Heated Underground titled parking stalls with lockers. Elegant Air Conditioned 2 bedroom and 2 bathroom plus den home. Great corner end unit with large covered deck. Upon entering you will be struck with the open, bright, spacious floor plan. The Kitchen is upgraded with quartz counters, stainless steel appliances, garburator, ample shelving for storage and island eating bar. The living room is great for gatherings and is open to kitchen. The dining room is located between kitchen and living room for large gatherings. The large Master bedroom has a his and hers walk through closet to the 3pc Ensuite bathroom with double shower. The second bedroom is serviced by the second bathroom which is a 4pc bathroom with soaker tub. The laundry is a stacked washer dryer with storage space. 2 Heated storage rooms included with parking spots. Close to shopping, schools and public transportation. Minutes to Anthony Henday and International airport.

Built in 2014

Essential Information

MLS® # E4425096

Price \$214,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 979 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 402 12045 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2Y2 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-Locker Room |
| Parking Spaces | 2 |
| Parking | Heated, Underground, See Remarks |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | See Remarks |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|--------------------------------------------------------------------|
| Exterior | Other, Stone, See Remarks |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|---------------------------|
| Roof | Asphalt Shingles |
| Construction | Other, Stone, See Remarks |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 55 |
| Condo Fee | \$620 |

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Listing information last updated on March 14th, 2025 at 6:17am MDT