

## \$189,900 - 314 12025 22 Avenue, Edmonton

MLS® #E4433157

**\$189,900**

2 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

INVEST IN EDMONTON! Tenant occupied suites available. Own 1, 2 or 3 suites in Rutherford Landing. All the Tenants are qualified, with leases in-place. All suites are 700 SqFt, 2 BED / 1 BATH. IN-SUITE LAUNDRY, LOW CONDO FEES, 1 parking space. If you are looking for a turn-key opportunity THIS IS IT. Interest rates are on the way down, and your Real Estate Portfolio is on it's way UP! These suites are the perfect cashflow opportunity for anyone looking to get their hands on a piece of rental market here in Edmonton where there is still so much room for your asset to appreciate. Rutherford Landing listings are always selling fast, and for good reason! Now is your chance to own 3 of them with all the hard work already done for you! Close to all amenities, the airport, great school district. Don't miss this opportunity.

\*\*photos taken from one of similar suite.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433157  |
| Price      | \$189,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 699                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 314 12025 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2Y2                          |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, No Smoking Home, Parking-Visitor, Patio, Security Door, See Remarks |
| Parking   | Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Hardie Board Siding  |
| Exterior Features | Airport Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 57               |
| Zoning         | Zone 55          |
| Condo Fee      | \$352            |

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Listing information last updated on June 24th, 2025 at 3:32pm MDT