

## \$189,900 - 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	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	49
Zoning	Zone 55
Condo Fee	\$352

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Listing information last updated on June 16th, 2025 at 4:17am MDT