

## \$219,900 - N/A, Edmonton

MLS® #E4464873

**\$219,900**

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

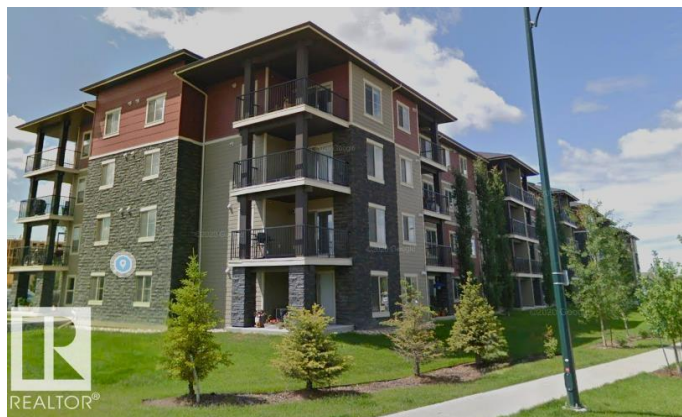
Heritage Valley Town Centre Area, Edmonton, AB

This is the Condo lifestyle. Rutherford Landing in Heritage Valley Town Centre offers a family friendly neighborhood , minutes to Highway 2 and the Henday and close to a future LRT expansion. This amazing large corner unit with just under 970 sq feet, features 2 bedrooms , 2 bathrooms and a large dining and living room plus a den. The beautiful kitchen includes a nook, granite countertops and stainless steel appliances. This main floor unit has a large patio and lots of light and an AC to keep cool in the Summer. Comes with a titled underground parking and titled storage and ample visitor parking outside. Ready to move in, this is a perfect starter home or investor opportunity.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464873  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 970       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | N/A                              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2Y1                          |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Visitor, Patio, Security Door, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                 |
| Parking        | Heated, Underground                                                               |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                         |
| # of Stories      | 4                                                                                                                              |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Landscaped, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stone, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
|-------------|--------------------|

Days on Market 2  
Zoning Zone 55  
Condo Fee \$570



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