

## \$199,900 - N/A, Edmonton

MLS® #E4445606

**\$199,900**

2 Bedroom, 2.00 Bathroom, 753 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome HOME! Excellent 2-bedroom, 2-full bath top-floor with a LOW CONDO FEE in Heritage Landing. The master bedroom offers a walk-through closet and a 4-piece ensuite, and a nice-sized second bedroom. The kitchen features beautiful dark cabinetry, stainless steel appliances, and granite countertops. The open living, dining, and kitchen area is filled with natural light. Recent updates include NEW vinyl in the living room, new carpet in the bedrooms, and freshly painted walls. The living room opens to a spacious, enclosed balcony, perfect for year-round BBQs. The unit also includes an in-suite stackable washer and dryer and an AIR CONDITIONER. A TITLED, heated UNDERGROUND parking stall is included. This condo boasts a great location, just a short walk to Superstore, Shoppers, and the bus stop. It provides easy access to South Edmonton Common, Anthony Henday, Calgary Trail, Edmonton International Airport, and the LRT. Come see and make this your new HOME today!

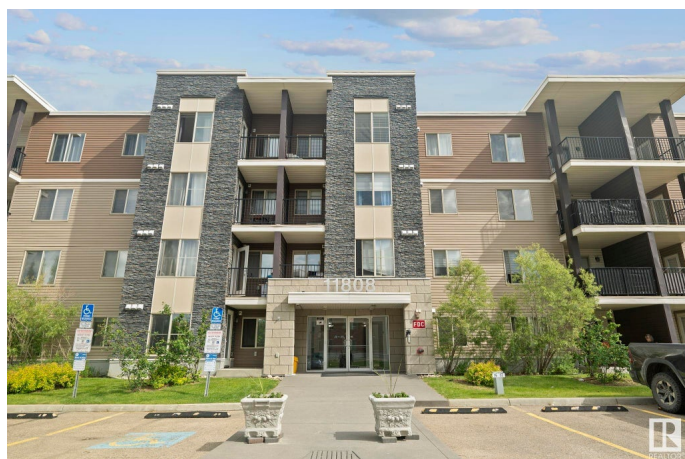
Built in 2011

### Essential Information

MLS® # E4445606

Price \$199,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 753                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| 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, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Commercial, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 55        |
| Condo Fee      | \$387          |

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Listing information last updated on July 4th, 2025 at 7:47am MDT