

## \$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!

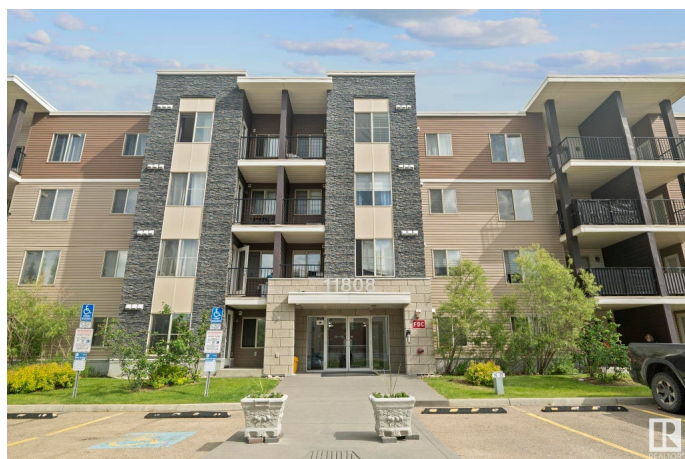
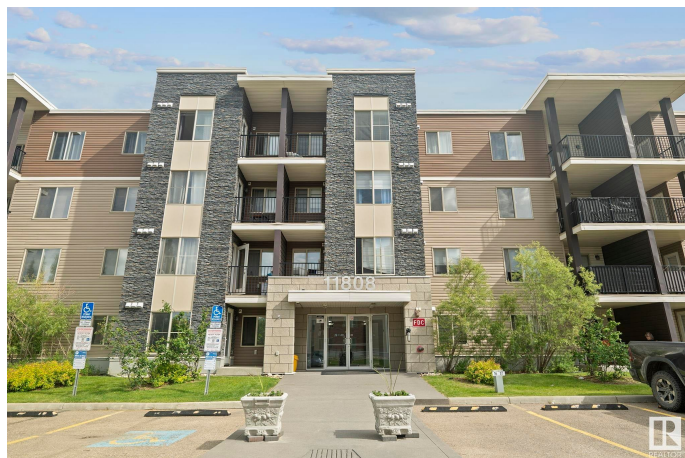
Built in 2011

### 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	3
Zoning	Zone 55
Condo Fee	\$387

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 9:17am MDT