# \$224,900 - 402 11803 22 Avenue, Edmonton

MLS® #E4457095

### \$224,900

2 Bedroom, 2.00 Bathroom, 970 sqft Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Live in your own CORNER UNIT with just under 1000 square feet of living space in Heritage Valley! This 2-bedroom, 2 bath! PET FRIENDLY unit features an open concept design, great for entertaining; kitchen with granite countertops, stainless steel appliances and a breakfast bar; good sized living room with access out to your own private balcony. To top it off this unit has a large storage room with in-suite laundry and comes with your very own underground titled parking stall. Great location just across from Heritage Shopping Complex (Superstore, Starbucks and other amenities). Public Transportation is also right at your doorstep with easy access to Anthony Henday. A great opportunity for a first time home owner or investor

Built in 2013

#### **Essential Information**

MLS® # E4457095 Price \$224,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2 Square Footage 970

Acres 0.00

Year Built 2013







Type Condo / Townhouse
Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 402 11803 22 Avenue

Area Edmonton

Subdivision Heritage Valley Town Centre Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2R9

#### **Amenities**

Amenities Air Conditioner, Parking-Visitor, Security Door, Storage-In-Suite, See

Remarks

Parking Spaces 1

Parking Over Sized, Single Indoor, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, View City, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed September 10th, 2025

Days on Market 52

Zoning Zone 55

Condo Fee \$668

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Listing information last updated on November 1st, 2025 at 8:47am MDT