

\$209,555 - 403 12035 22 Avenue, Edmonton

MLS® #E4447425

\$209,555

2 Bedroom, 2.00 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

****NO CARPET!!** RENOVATE & READY FOR QUICK-POSSESSION! **TOP FLOOR, END UNIT 2 BED/2 BATH w/Heated UG Parking****

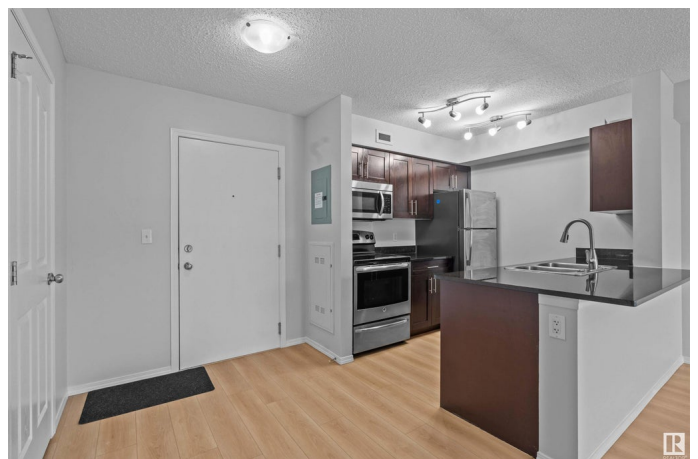
This spacious 2-bedroom, 2-bathroom condo in South West Edmonton is steps away from the Real Canadian Superstore, Daycare, & Public Transit! The open-concept kitchen features sleek granite countertops, & stainless steel appliances. The bright living room is equipped with air conditioning and opens to a northeast-facing balcony, perfect for enjoying outdoor views. The primary bedroom includes a large window, plus a private 4-piece en-suite bathroom. The 2nd bedroom is generously sized and offers a second full bathroom. To top it all off, you have an in-suite laundry with extra storage space and a HEATED Underground Parking tall enough for a TRUCK or SUV. New paint & new flooring, ready to move in! With easy access to Anthony Henday Drive, public transportation, schools, shopping, and dining, this condo combines comfort, style, and convenience.

Built in 2014

Essential Information

MLS® # E4447425

Price \$209,555



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 776 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 403 12035 22 Avenue |
| Area | Edmonton |
| Subdivision | Heritage Valley Town Centre Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2X9 |

Amenities

| | |
|----------------|-------------|
| Amenities | Deck |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Monsignor Fee Otterson |
| Middle | Johnny Bright School |
| High | Dr. Anne Anderson High Sch |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 55 |
| Condo Fee | \$471 |

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Listing information last updated on July 29th, 2025 at 12:32pm MDT