

\$184,700 - 306 12045 22 Ave Sw Avenue, Edmonton

MLS® #E4435051

\$184,700

2 Bedroom, 1.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Fresh. The word that will come to mind when you walk into this 2 bedroom, 1 bathroom condo. The wall color Greek Villa comes alive in the natural sunlight. Newly painted & professionally cleaned. We believe luxury should be attainable for every budget. Hints of the beautiful Canadian Rocky Mountains come out with the slate-coloured floors. Rich natural wood-tone cabinets make you feel like you are walking in the trees. The black pearl granite grounds the energy & brings it all together in a beautiful, tranquil experience. With over \$7,000 in upgrades, youâ€™™ll be living a modern, plush life while you focus on growing the parts of your life or career. Upgrades: plush carpets, granite, nicer appliances, soft-close cabinets & drawers, wood blinds, air conditioning outlet. Heated underground parking. The LRT is scheduled to be located nearby, showing youâ€™™d have both style & vision as the city builds its maximum connectivity to the area. Superstore and shopping nearby. Click on the video tour link.

Built in 2014

Essential Information

MLS® # E4435051

Price \$184,700



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 689 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 306 12045 22 Ave Sw Avenue |
| Area | Edmonton |
| Subdivision | Heritage Valley Town Centre Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2Y2 |

Amenities

| | |
|-----------|-------------------|
| Amenities | Barrier Free Home |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Countertop Inductn |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|----------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Commercial |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Slab

Additional Information

Date Listed May 7th, 2025
Days on Market 5
Zoning Zone 55
Condo Fee \$422

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