

\$184,900 - 406 11803 22 Avenue, Edmonton

MLS® #E4435770

\$184,900

2 Bedroom, 1.00 Bathroom, 653 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to your 2-bedroom, 4-piece full bathroom. This unit offers a perfect blend of comfort and convenience. When you enter, you will be greeted by a Modern Kitchen with black appliances, granite countertops, and ample cabinetry, Open-Concept Living. The spacious living and dining area boasts large windows, allowing natural light to flood the space, creating a warm and inviting atmosphere. Comfortable Bedrooms: Two well-sized bedrooms provide cozy retreats, each featuring generous closet space. Enjoy the convenience of in-suite laundry, a private balcony perfect for morning coffees. Situated in a vibrant neighbourhood, this condo is just minutes away from shopping centers, restaurants, parks, and public transportation and minutes away from Edmonton International Airport and Ikea.

Built in 2013

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435770 |
| Price | \$184,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 653 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 406 11803 22 Avenue |
| Area | Edmonton |
| Subdivision | Heritage Valley Town Centre Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2R9 |

Amenities

| | |
|-----------|-------------|
| Amenities | See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|---------------|
| Elementary | Duggan School |
|------------|---------------|

| | |
|--------|--------------------------|
| Middle | D.S Mackenzie School |
| High | Dr. Anne Anderson School |

Additional Information

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|----------------|----------------|
| Date Listed | May 10th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 55 |
| Condo Fee | \$473 |

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Listing information last updated on May 12th, 2025 at 5:17am MDT