

\$179,800 - 406 11803 22 Avenue, Edmonton

MLS® #E4435770

\$179,800

2 Bedroom, 1.00 Bathroom, 653 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to this beautiful, clean and bright 2-bedroom condo unit with 4-piece full bathroom. This home suite home offers a perfect blend of comfort and convenience. When you enter, you will be greeted by a modern kitchen with black appliances, granite countertops, ample cabinetry, and open-concept living space. 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, as well as minutes away from Edmonton International Airport and Ikea.

Built in 2013

Essential Information

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|-----------|-----------|
| MLS® # | E4435770 |
| Price | \$179,800 |
| 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 | 53 |
| Zoning | Zone 55 |
| Condo Fee | \$473 |

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Listing information last updated on July 2nd, 2025 at 1:17am MDT