# \$200,000 - 101 11803 22 Avenue, Edmonton

MLS® #E4457886

#### \$200,000

2 Bedroom, 2.00 Bathroom, 969 sqft Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Ground floor CORNER UNIT in Heritage Landing, a beautiful 2013-built condo complex, steps to a large pond with walking trail in Heritage Valley Town Centre. This 971 square foot home features an in-suite laundry room, air conditioning, two full bathrooms and 2 bedrooms including the owner's suite with walk-through closet & 4-piece ensuite. The open concept main living area boasts a kitchen with eat-up peninsula & granite counters, centrally located dining area with ceiling fan, bright living room with large south-east & south-west facing windows, sliding door access to a covered concrete patio and an additional flex space that makes a perfect home office. Parking includes a titled stall with 10' x 5' locked storage room in the heated underground parkade. Great location a short walk to Superstore, library, shopping and many walking trails. A short 15 minute drive to the Edmonton International Airport, easy access to QE Highway 2 and Anthony Henday Drive. Fantastic opportunity!

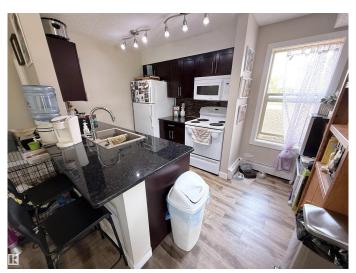
Built in 2013

## **Essential Information**

MLS® # E4457886 Price \$200,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 969

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 101 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, Detectors Smoke, No Smoking Home, Parking-Visitor,

Patio, Secured Parking, Sprinkler System-Fire, Storage Cage

Parking Spaces 1

Parking Heated, Parkade, Single Indoor, Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, 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 Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance

Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed September 15th, 2025

Days on Market 50

Zoning Zone 55

Condo Fee \$672

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