

## \$247,900 - 220 612 111 Street, Edmonton

MLS® #E4459580

**\$247,900**

1 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

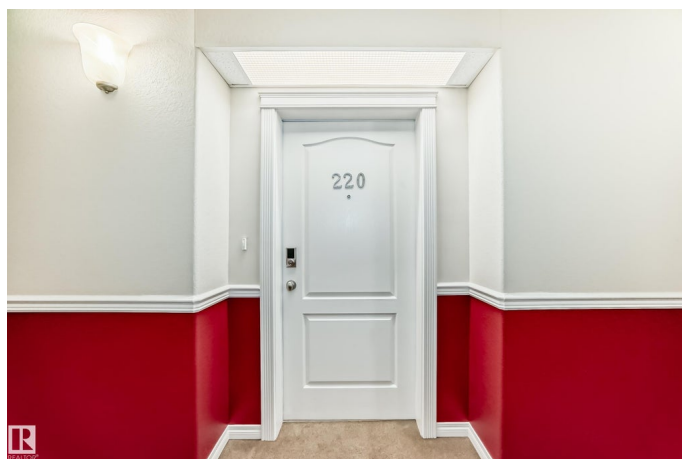
Macewan, Edmonton, AB

Welcome to Heritage Valley Estates 55+ building! This one-bedroom condo offers A/C, in-suite laundry with stacked washer & dryer, extra storage space, and den. The unit backs onto a wooded nature reserve offering a peaceful setting. The living room is equipped with an electric fireplace and bay window for extra light. Enter through the patio door that leads to your balcony where you can enjoy the beautiful views. Kitchen has maple cabinets, walk-in pantry with plenty of counter space as well as the dinette area. The primary bedroom is spacious with a walk-in closet. Amenities include salt water indoor swimming pool, hot tub, exercise room, kitchen & dance floor, theater room, library, games room (with pool tables, shuffle board, ping pong, darts & more), woodworking room & carwash. Heated underground parking stall close to the elevator with secured storage locker. Handicap accessible, smoke & pet free. Walking distance to all amenities!

Built in 2004

### Essential Information

MLS® #	E4459580
Price	\$247,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	849
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	220 612 111 Street
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R9

### **Amenities**

Amenities	Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Hot Tub, No Animal Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage
Parking Spaces	1
Parking	Heated, Underground
Has Pool	Yes

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Concrete Tiles, EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$636

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Listing information last updated on September 26th, 2025 at 8:32am MDT