

# \$209,555 - 403 12035 22 Avenue, Edmonton

MLS® #E4447425

**\$209,555**

2 Bedroom, 2.00 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

**RENOVATED & MOVE IN READY! NO CARPET! \*\*TOP FLOOR, END UNIT 2 BED/2BATH w/Heated UG Parking\*\*** This spacious 2-bedroom, 2-bathroom condo in South West Edmonton is steps away from the Real Canadian Superstore, Daycare, & Public Transit! The open-concept kitchen features sleek granite countertops, & stainless steel appliances. The bright living room is equipped with air conditioning and opens to a northeast-facing balcony, perfect for enjoying outdoor views. The primary bedroom includes a large window, plus a private 4-piece en-suite bathroom. The 2nd bedroom is generously sized and offers a second full bathroom. To top it all off, you have an in-suite laundry with extra storage space and a **HEATED Underground Parking** tall enough for a TRUCK or SUV. New paint & new flooring, ready to move in! With easy access to Anthony Henday Drive, public transportation, schools, shopping, and dining, this condo combines comfort, style, and convenience.

Built in 2014

## Essential Information

MLS® # E4447425

Price \$209,555



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	776
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

### Amenities

Amenities	Deck
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Monsignor Fee Otterson
Middle	Johnny Bright School
High	Dr. Anne Anderson High Sch

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	9
Zoning	Zone 55
Condo Fee	\$471

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Listing information last updated on July 20th, 2025 at 3:17pm MDT