

## \$224,900 - 402 11803 22 Avenue, Edmonton

MLS® #E4457095

**\$224,900**

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Live in your own CORNER UNIT with just under 1000 square feet of living space in Heritage Valley! This 2-bedroom, 2 bath! PET FRIENDLY unit features an open concept design, great for entertaining; kitchen with granite countertops, stainless steel appliances and a breakfast bar; good sized living room with access out to your own private balcony. To top it off this unit has a large storage room with in-suite laundry and comes with your very own underground titled parking stall. Great location just across from Heritage Shopping Complex (Superstore, Starbucks and other amenities). Public Transportation is also right at your doorstep with easy access to Anthony Henday. A great opportunity for a first time home owner or investor

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457095  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 970       |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 402 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, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                              |
| Parking        | Over Sized, Single Indoor, Underground                                         |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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 | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 55              |
| Condo Fee      | \$668                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 4:32am MDT