

## \$205,000 - 317 12035 22 Avenue, Edmonton

MLS® #E4426936

### \$205,000

2 Bedroom, 2.00 Bathroom, 812 sqft  
Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Calling all investors and first time buyers for this amazing opportunity to own your very own two bedroom, two bathroom open concept suite in a popular area. This condo offers all the amenities, a large covered balcony, in-suite laundry and lots of natural lighting. This condo is conveniently located next to a large shopping complex, a bus stop, schools, parks and quick access to the Anthony Henday and Hwy 2. The condo is currently occupied by respectful, clean and long term tenants.

Built in 2014

### Essential Information

MLS® #	E4426936
Price	\$205,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active



## Community Information

Address	317 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

## Amenities

Amenities	Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Secured Parking
Parking Spaces	1
Parking	Stall

## 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	4
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 21st, 2025
Days on Market	13
Zoning	Zone 55
Condo Fee	\$434

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