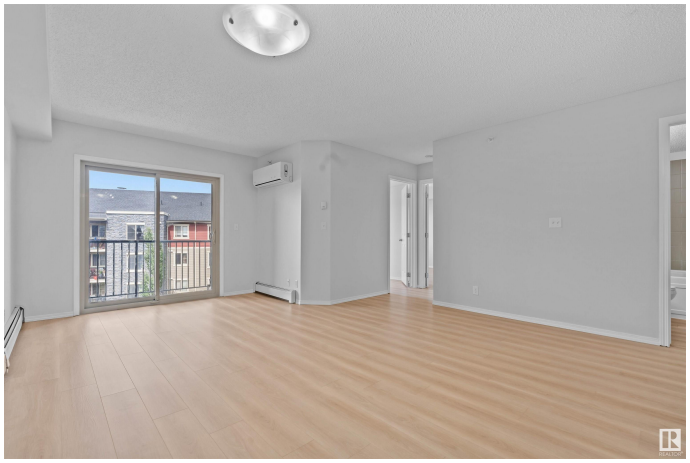
Courtesy Of Mashal Vazir Muhammad Of Exp Realty

$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

NO CARPET!! RENOVATE & READY FOR QUICK-POSSESSION! **TOP FLOOR, END UNIT 2 BED/2 BATH 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	25
Zoning	Zone 55
Condo Fee	$471

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Listing information last updated on August 5th, 2025 at 7:47pm MDT