

\$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 | 31 |
| Zoning | Zone 55 |
| Condo Fee | \$434 |

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 April 21st, 2025 at 7:02am MDT