

# \$179,800 - 406 11803 22 Avenue, Edmonton

MLS® #E4435770

**\$179,800**

2 Bedroom, 1.00 Bathroom, 653 sqft

Condo / Townhouse on 0.00 Acres

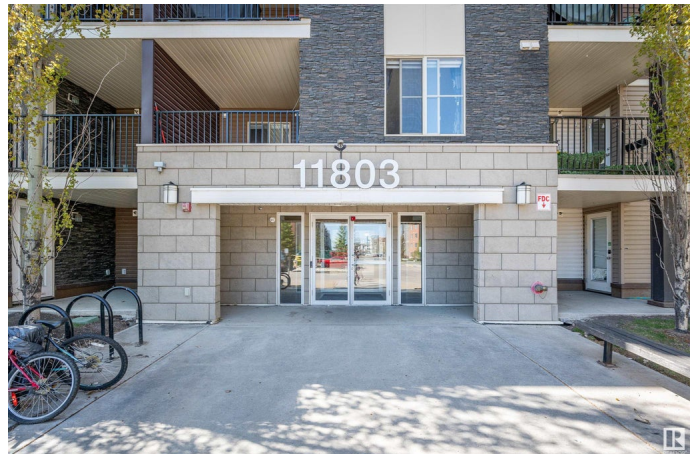
Heritage Valley Town Centre Area, Edmonton, AB

Welcome to this beautiful, clean and bright 2-bedroom condo unit with 4-piece full bathroom. This home suite home offers a perfect blend of comfort and convenience. When you enter, you will be greeted by a modern kitchen with black appliances, granite countertops, ample cabinetry, and open-concept living space. The spacious living and dining area boasts large windows, allowing natural light to flood the space, creating a warm and inviting atmosphere. Comfortable Bedrooms: Two well-sized bedrooms provide cozy retreats, each featuring generous closet space. Enjoy the convenience of in-suite laundry, a private balcony perfect for morning coffees. Situated in a vibrant neighbourhood, this condo is just minutes away from shopping centers, restaurants, parks, and public transportation, as well as minutes away from Edmonton International Airport and Ikea.

Built in 2013

## Essential Information

MLS® #	E4435770
Price	\$179,800
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	653
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	406 11803 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2R9

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Duggan School
Middle	D.S Mackenzie School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	59
Zoning	Zone 55
Condo Fee	\$473

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Listing information last updated on July 8th, 2025 at 5:17am MDT