

## \$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 | 43               |
| Zoning         | Zone 55          |
| Condo Fee      | \$434            |

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Listing information last updated on May 3rd, 2025 at 7:32am MDT