\$200,000 - 101 11803 22 Avenue, Edmonton

MLS® #E4457886

\$200,000

2 Bedroom, 2.00 Bathroom, 969 sqft Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Ground floor CORNER UNIT in Heritage Landing, a beautiful 2013-built condo complex, steps to a large pond with walking trail in Heritage Valley Town Centre. This 971 square foot home features an in-suite laundry room, air conditioning, two full bathrooms and 2 bedrooms including the owner's suite with walk-through closet & 4-piece ensuite. The open concept main living area boasts a kitchen with eat-up peninsula & granite counters, centrally located dining area with ceiling fan, bright living room with large south-east & south-west facing windows, sliding door access to a covered concrete patio and an additional flex space that makes a perfect home office. Parking includes a titled stall with 10' x 5' locked storage room in the heated underground parkade. Great location a short walk to Superstore, library, shopping and many walking trails. A short 15 minute drive to the Edmonton International Airport, easy access to QE Highway 2 and Anthony Henday Drive. Fantastic opportunity!

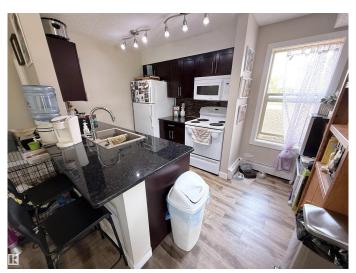
Built in 2013

Essential Information

MLS® # E4457886 Price \$200,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 969

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 101 11803 22 Avenue

Area Edmonton

Subdivision Heritage Valley Town Centre Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2R9

Amenities

Amenities Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor,

Patio, Secured Parking, Sprinkler System-Fire, Storage Cage

Parking Spaces 1

Parking Heated, Parkade, Single Indoor, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Hot Water, Natural Gas

of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance

Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 15th, 2025

Days on Market 46

Zoning Zone 55

Condo Fee \$672

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