

## \$205,000 - 423 12025 22 Avenue, Edmonton

MLS® #E4432909

### \$205,000

2 Bedroom, 2.00 Bathroom, 768 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Welcome to this well-maintained 2-bedroom, 2-bathroom condo offering comfort, convenience, and excellent value. With two generously sized bedrooms, a functional kitchen, and a bright, open living space complete with air conditioning, this unit is designed for easy living. Located just steps from public transit, shopping, and everyday amenities, everything you need is right at your doorstep. Plus, enjoy the rare bonus of two parking stalls—one heated underground and one above ground. A fantastic opportunity for investors or first-time buyers looking for a stylish and smart investment.

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432909          |
| Price          | \$205,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 768               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 423 12025 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2Y1                          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Parking-Visitor, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 2  |
| Parking        | Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Picnic Area, 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    | April 25th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 55          |
| Condo Fee      | \$484            |

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Listing information last updated on June 1st, 2025 at 11:32pm MDT