

\$219,900 - 402 11803 22 Avenue, Edmonton

MLS® #E4464486

\$219,900

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Live in your own TOP FLOOR, CORNER UNIT with just under 1000 square feet of living space in Heritage Valley! This 2-bedroom, 2 bath! PET FRIENDLY unit features an open concept design, great for entertaining; kitchen with granite countertops, stainless steel appliances and a breakfast bar; good sized living room with access out to your own private balcony. To top it off this unit has a large storage room with in-suite laundry and comes with your very own underground titled parking stall. Great location just across from Heritage Shopping Complex (Superstore, Starbucks and other amenities). Public Transportation is also right at your doorstep with easy access to Anthony Henday. A great opportunity for a first time home owner or investor

Built in 2013

Essential Information

MLS® #	E4464486
Price	\$219,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 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, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Over Sized, Single Indoor, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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	Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 1st, 2025
Days on Market	8
Zoning	Zone 55
Condo Fee	\$668

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 November 9th, 2025 at 9:02am MST