

\$184,900 - 406 11803 22 Avenue, Edmonton

MLS® #E4435770

\$184,900

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	\$184,900
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	38
Zoning	Zone 55
Condo Fee	\$473

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 June 17th, 2025 at 9:17am MDT