

## \$209,900 - 403 11803 22 Avenue, Edmonton

MLS® #E4462597

**\$209,900**

2 Bedroom, 2.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Right in the heart of Heritage Valley Town Centre, this top floor 2 bedroom, 2 bathroom condo features south facing private balcony views, with abundant sunlight, and a elegant look throughout, with lush carpets to walk on and granite countertop surfaces. The primary bedroom is highlighted by a walkthrough closet to ensuite. The large den at the foyer is ideal for office space. Brand new in-suite stacked laundry, upgraded appliances and backsplashes, add to the charm of this unit, coupled with the convenience of heated underground parking and secure storage, as well as assigned additional parking near the entryway- 2 spaces in total! Steps from public transit, restaurants, shopping, medical services, schools, rec centers and more. The building is monitored for peace of mind with security cameras.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462597  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 761       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 403 11803 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2R9                          |

### Amenities

|                |                                                                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, See Remarks |
| Parking Spaces | 2                                                                                                                                                                                                                                                                    |
| Parking        | Heated, Stall                                                                                                                                                                                                                                                        |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Commercial, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$537              |

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Listing information last updated on October 18th, 2025 at 10:17am MDT