

\$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	3
Zoning	Zone 55
Condo Fee	\$537

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 October 19th, 2025 at 11:32pm MDT