

## \$219,900 - 101 11803 22 Avenue, Edmonton

MLS® #E4457886

**\$219,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Ground floor CORNER UNIT in Heritage Landing, a beautiful 2013-built condo complex, steps to a large pond with walking trail in Heritage Valley Town Centre. This 971 square foot home features an in-suite laundry room, air conditioning, two full bathrooms and 2 bedrooms including the owner's suite with walk-through closet & 4-piece ensuite. The open concept main living area boasts a kitchen with eat-up peninsula & granite counters, centrally located dining area with ceiling fan, bright living room with large south-east & south-west facing windows, sliding door access to a covered concrete patio and an additional flex space that makes a perfect home office. Parking includes a titled stall with 10' x 5' locked storage room in the heated underground parkade. Great location a short walk to Superstore, library, shopping and many walking trails. A short 15 minute drive to the Edmonton International Airport, easy access to QE Highway 2 and Anthony Henday Drive. Fantastic opportunity!

Built in 2013

### Essential Information

MLS® # E4457886

Price \$219,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 969                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 101 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, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Heated, Parkade, Single Indoor, Underground                                                                                     |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, 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 | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance |

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
|              | Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                                                                               |
| Construction | Wood, Stone, Vinyl                                                                                                             |
| Foundation   | Concrete Perimeter                                                                                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 55              |
| Condo Fee      | \$672                |

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Listing information last updated on September 17th, 2025 at 1:17pm MDT