

\$194,900 - 311 12035 22 Avenue, Edmonton

MLS® #E4431748

\$194,900

2 Bedroom, 1.00 Bathroom, 672 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,
AB

Two bedrooms with TWO TITLED
UNDERGROUND PARKING STALLS!

Located on the third floor this two bedroom
condo is turn key and fully upgraded.

Upgrades include granite counter-tops,
stainless steel appliances, in suite laundry, a
balcony, air conditioning, two side by side
underground titled parking stalls. The floor
plan is open and bright, the bedrooms are a
good size with spacious closets. The condo
itself and the parking stalls are located very
close to the elevator providing a convenient
living experience. The building has excellent
financials and is close to many amenities such
as groceries and shopping and public transit.
The furniture is included with the sale.

Previously used as a fully furnished rental this
condo is an excellent cash flowing investment.
Edmonton is a winter city and two titled
underground parking stalls make this unit a
rare find!

Built in 2014

Essential Information

MLS® #	E4431748
Price	\$194,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	672
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	311 12035 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X9

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Security Door
Parking	Double Garage Attached, Double Indoor, Underground

Interior

Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Furniture Included, Garage Opener, 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, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 18th, 2025
Days on Market 3
Zoning Zone 55
Condo Fee \$434

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 April 21st, 2025 at 12:47am MDT