

Courtesy Of John M Taggart Of Town and City Realty

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

MLS® #E4431748

**\$194,900**

2 Bedroom, 1.00 Bathroom, 672 sqft  
Condo / Townhouse on 0.00 Acres

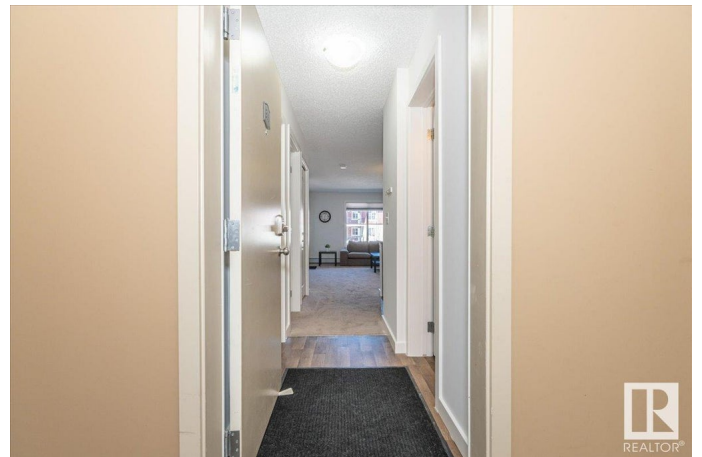
Heritage Valley Town Centre Area, Edmonton,  
AB

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      13

Zoning                Zone 55

Condo Fee            \$434

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Listing information last updated on April 30th, 2025 at 10:02pm MDT