

## \$204,900 - 107 11803 22 Avenue, Edmonton

MLS® #E4433319

**\$204,900**

2 Bedroom, 2.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Experience stylish condo living in this beautifully appointed 2 bed, 2 bath ground-floor unit at Heritage Valley Station. This bright, open-concept suite features a modern kitchen with espresso cabinetry, stainless steel appliances, and a large peninsula with seating—perfect for entertaining. The spacious living room flows effortlessly onto your private, fenced-in patio, ideal for enjoying warm summer evenings. The primary suite boasts a walk-through closet and 4-piece ensuite, while the second bedroom and full bath offer flexibility for guests or a home office. Enjoy the convenience of in-suite laundry, sleek contemporary finishes, and a titled surface parking stall just steps from your door. Condo fees include heat and water. Located minutes from parks, schools, shopping, and major routes, this home combines comfort, style, and unbeatable value in one of SW Edmonton's fastest-growing communities.

Built in 2013

### Essential Information

MLS® # E4433319

Price \$204,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	107 11803 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2R9

### **Amenities**

Amenities	Intercom, Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 29th, 2025  
Days on Market                5  
Zoning                              Zone 55  
Condo Fee                        \$644

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