

## \$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                4  
Zoning                              Zone 55  
Condo Fee                        \$434

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