

## \$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

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