

## \$179,000 - 407 12025 22 Avenue, Edmonton

MLS® #E4418207

**\$179,000**

2 Bedroom, 1.00 Bathroom, 690 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Top Floor Unit. This condo offers a good sized master bedroom with walk-in closet and 4 piece bathroom with granite counter top. The second bedroom is on the opposite end of the unit, offering great privacy. The kitchen has granite counter tops, wood cabinets, stainless steel appliances & a flex room that could be an office, storage or a pantry. The dining room connects to the kitchen and bright living room. In suite laundry and HEATED safe underground parking stall. South facing balcony with gas line for BBQ & to enjoy lovely sunsets. Walking distance to trails, Superstore, Starbucks, and restaurants. Quick access to Anthony Henday. You must see this Nice place!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418207  |
| Price          | \$179,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 690       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 407 12025 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2Y1                          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Underground                                    |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas, Water  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Commercial, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 55            |

Condo Fee                    \$422

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Listing information last updated on April 18th, 2025 at 11:32pm MDT