

# **\$164,900 - 207 12045 22 Avenue, Edmonton**

MLS® #E4429589

**\$164,900**

2 Bedroom, 1.00 Bathroom, 574 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

**FIRST TIME HOME BUYER OR INVESTOR ALERT !!** Welcome to this beautifully maintained 2 BEDS and 1 BATH condo in the vibrant community of Heritage Valley Town Centre. This east-facing unit offers plenty of natural light and a smart, functional layout - perfect for those starting out or looking to invest. Enjoy LOW CONDO FEE, 1 PARKING STALL, and an unbeatable LOCATION, just minutes from schools, shopping centers, and quick access to the highway. Whether you're commuting, studying, or building your real estate portfolio, this home checks all the boxes. Don't miss out on this fantastic opportunity in one of Edmonton's fastest-growing neighborhoods!

Built in 2014

## **Essential Information**

MLS® #	E4429589
Price	\$164,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	2014



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

### Community Information

Address	207 12045 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y2

### Amenities

Amenities	See Remarks
Parking	Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 7th, 2025
Days on Market	23
Zoning	Zone 55
Condo Fee	\$322

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:17am MDT