

## \$179,900 - 107 11803 22 Avenue, Edmonton

MLS® #E4438724

**\$179,900**

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.

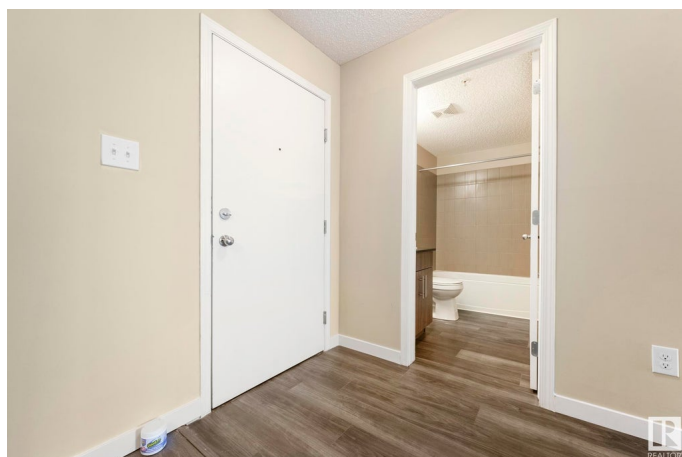
Built in 2013

### Essential Information

MLS® # E4438724

Price \$179,900

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                      May 27th, 2025  
Days on Market                56  
Zoning                              Zone 55  
Condo Fee                        \$644

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