

## \$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	105
Zoning	Zone 55

Condo Fee                    \$422

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