

# \$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 | 13              |
| Zoning         | Zone 55         |
| Condo Fee      | \$322           |

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Listing information last updated on April 20th, 2025 at 3:02am MDT