

\$200,000 - 101 11803 22 Avenue, Edmonton

MLS® #E4457886

\$200,000

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Ground floor CORNER UNIT in Heritage Landing, a beautiful 2013-built condo complex, steps to a large pond with walking trail in Heritage Valley Town Centre. This 971 square foot home features an in-suite laundry room, air conditioning, two full bathrooms and 2 bedrooms including the owner's suite with walk-through closet & 4-piece ensuite. The open concept main living area boasts a kitchen with eat-up peninsula & granite counters, centrally located dining area with ceiling fan, bright living room with large south-east & south-west facing windows, sliding door access to a covered concrete patio and an additional flex space that makes a perfect home office. Parking includes a titled stall with 10' x 5' locked storage room in the heated underground parkade. Great location a short walk to Superstore, library, shopping and many walking trails. A short 15 minute drive to the Edmonton International Airport, easy access to QE Highway 2 and Anthony Henday Drive. Fantastic opportunity!

Built in 2013

Essential Information

MLS® # E4457886

Price \$200,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	101 11803 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2R9

Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance

	Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	49
Zoning	Zone 55
Condo Fee	\$672

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 November 2nd, 2025 at 9:47pm MST