

\$184,700 - 306 12045 22 Ave Sw Avenue, Edmonton

MLS® #E4435051

\$184,700

2 Bedroom, 1.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton, AB

Fresh. The word that will come to mind when you walk into this 2 bedroom, 1 bathroom condo. The wall color Greek Villa comes alive in the natural sunlight. Newly painted & professionally cleaned. We believe luxury should be attainable for every budget. Hints of the beautiful Canadian Rocky Mountains come out with the slate-coloured floors. Rich natural wood-tone cabinets make you feel like you are walking in the trees. The black pearl granite grounds the energy & brings it all together in a beautiful, tranquil experience. With over \$7,000 in upgrades, youâ€™™ll be living a modern, plush life while you focus on growing the parts of your life or career. Upgrades: plush carpets, granite, nicer appliances, soft-close cabinets & drawers, wood blinds, air conditioning outlet. Heated underground parking. The LRT is scheduled to be located nearby, showing youâ€™™d have both style & vision as the city builds its maximum connectivity to the area. Superstore and shopping nearby. Click on the video tour link.

Built in 2014

Essential Information

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Price \$184,700



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 12045 22 Ave Sw Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y2

Amenities

Amenities	Barrier Free Home
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Countertop Inductn
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation

Slab

Additional Information

Date Listed

May 7th, 2025

Days on Market

4

Zoning

Zone 55

Condo Fee

\$422

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Listing information last updated on May 11th, 2025 at 4:17pm MDT