

# \$188,800 - 306 12045 22 Ave Sw Avenue, Edmonton

MLS® #E4435051

**\$188,800**

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

MLS® # E4435051

Price \$188,800



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, Stove-Countertop Inductn	Microwave	Hood	Fan,	Refrigerator,
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                2  
Zoning                              Zone 55  
Condo Fee                        \$422

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