

## \$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 37  
Zoning Zone 55  
Condo Fee \$672

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Listing information last updated on October 22nd, 2025 at 12:47pm MDT