

**\$199,000 - 117 12025 22 Avenue, Edmonton**

MLS® #E4453569

**\$199,000**

2 Bedroom, 2.00 Bathroom, 758 sqft  
Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Great opportunity for first time home buyers and investors. Includes 2 beds, 2 baths, in suite laundry, and underground parking. It is located close to shopping centers, schools, and the airport. Transit is available at a walking distance.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453569               |
| Price          | \$199,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 758                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 117 12025 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 2Y1  |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Parking-Extra, Parking-Visitor, See Remarks |
| Parking   | Underground                                 |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | See Remarks                                                                |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                      |
| Exterior Features | Airport Nearby, Commercial, Flat Site, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Brick, Hardie Board Siding                                      |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 47                |
| Zoning         | Zone 55           |
| Condo Fee      | \$470             |

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Listing information last updated on October 4th, 2025 at 7:47pm MDT