

## \$150,000 - 103 12035 22 Avenue, Edmonton

MLS® #E4429099

**\$150,000**

1 Bedroom, 1.00 Bathroom, 634 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

THIS INNOVATION MODEL OF CARLISLE GROUP ON THE MAIN FLOOR OF THE BUILDING IS WAITING FOR YOU. THIS COSY UNIT HAS ONE BEDROOM, A DEN/BEDROOM, UPGRADED KITCHEN, FULL BATH, LIVING ROOM & IN SUITE LAUNDRY APPARTMENT AND IS PERFECT FOR FIRST TIME HOME BUYERS OR INVESTORS. CLOSE TO AIRPORT, PUBLIC TRANSPORT & COMMERCIAL (REAL CANADIAN SUPERSTORE).

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429099               |
| Price          | \$150,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 634                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                                  |
|-------------|----------------------------------|
| Address     | 103 12035 22 Avenue              |
| Area        | Edmonton                         |
| Subdivision | Heritage Valley Town Centre Area |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6W 2X9                          |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor |
| Parking   | Stall                            |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, See Remarks                                                                              |
| # of Stories | 4                                                                                                   |
| Stories      | 4                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                    |
| Exterior Features | Airport Nearby, Commercial, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 55         |
| Condo Fee      | \$384           |

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Listing information last updated on April 21st, 2025 at 9:03pm MDT