

## \$198,000 - 423 12025 22 Avenue, Edmonton

MLS® #E4432909

**\$198,000**

2 Bedroom, 2.00 Bathroom, 768 sqft

Condo / Townhouse on 0.00 Acres

Heritage Valley Town Centre Area, Edmonton,  
AB

Welcome to this bright and well-maintained 2-bedroom, 2-bathroom condo that offers incredible value in a convenient location. Perfect for first-time buyers or investors, this unit features a functional kitchen, spacious bedrooms, and an open-concept living area with air conditioning for year-round comfort. One of the standout features is the rare inclusion of two titled parking stalls—one heated underground and one surface—providing both convenience and peace of mind. Located just steps from public transit, shopping, restaurants, and everyday amenities, everything you need is right at your doorstep. Whether you're looking to move in or rent it out, this is a smart investment you won't want to miss.

Built in 2014

### Essential Information

MLS® #	E4432909
Price	\$198,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	768
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	423 12025 22 Avenue
Area	Edmonton
Subdivision	Heritage Valley Town Centre Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y1

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Sprinkler System-Fire
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DUGGAN SCHOOL
------------	---------------

Middle	D.S. MACKENZIE SCHOOL
High	DR. ANNE ANDERSON SCHOOL

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	67
Zoning	Zone 55
Condo Fee	\$484

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 12:47am MDT