



Edmonton 55 Heritage Valley LP: \$189,900
#218 11803 22 AV SW SP: ACTIVE

List ID #: E4138353 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 2013
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 969.84 **Total Flr (M):** 90.10

Welcome to Heritage Landing! Located in Heritage Valley and close to many amenities, this beautifully maintained two bedroom corner-unit condo unit has everything you need! With just under 1000 square feet of living space this unit boasts a large bright kitchen, dining room big enough to sit the whole family and friends, living room with lots of natural light which opens onto a covered balcony. The master bedroom has a walk thru closet leading to the 4 piece ensuite. There is a large 4 piece bathroom and another bedroom, and a vast amount of storage. There is in-suite laundry and underground heated parking. The condo fees include Heat & Water! What more could you want? Did I mention it is pet friendly? (with board approval of course) Come take a look!

Directions:

Virtual Tour:

Brochure: <http://www.218-11803-22ave-SW.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immediate	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	0	1	0	0			Upper:		
Addl Rms:	0	Finished Lvl:			1		Garage Dim:		AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Heated, Single Indoor, Underground						High Schl:		Total A.G.	90.10	969.84

Living Rm:	M	Master Bdrm:	M
Dining Rm:	M	Bedrm 2:	M
Kitchen:	M	Bedrm 3:	
Family Rm:		Bedrm 4:	
Den:	M		
Bonus Rm			

Flooring: Laminate Flooring **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Hot Water
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Airport Nearby, Playground Nearby, Schools **Amen/Features:** Laundry-In-Suite, No Animal Home, No Smoking Home, Storage-Locker Room, See Remarks

Goods Incl: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer **Restrict:** Pet Restrict/Board Approv

Warranty:

Goods Excl:

Front Expos: Northeast **Condo/HOA:** **Condo:** \$461.63 **HOA:**
Prop Class: Condo Amenities w/Condo, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities
Condo Name: Heritage Landing 6000 Common Areas, Water/Sewer
Prk Encl/TTL: / /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	Northeast
Taxes: \$1,915.45	Tax Yr: 2018	Local Improv:	/Yr: