



## 12035 22 Avenue 403 Edmonton AB

\$207,555

**\*\*TOP FLOOR, END UNIT 2 BED/2BATH w/Heated UG Parking\*\*** This spacious 2-bedroom, 2-bathroom condo in South West Edmonton is steps away from the Real Canadian Superstore, Daycare, & Public Transit! The open-concept kitchen features sleek granite countertops, & stainless steel appliances. The bright living room is equipped with air conditioning and opens to a northeast-facing balcony, perfect for enjoying outdoor views. The primary bedroom includes a large window, plus a private 4-piece en-suite bathroom. The 2nd bedroom is generously sized and offers a second full bathroom. To top it all off, you have an in-suite laundry with extra storage space and a HEATED Underground Parking tall enough for a TRUCK or SUV. With easy access to Anthony Henday Drive, public transportation, schools, shopping, and dining, this condo combines comfort, style, and convenience.

Listing Presented By:



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