

## 11803 22 Avenue 404 Edmonton AB \$215,000

TWO UNDERGROUND PARKING STALLS... Welcome to Heritage Valley Town Centre Area! This impeccably maintained building is a great option for anyone looking for a move-in-ready condo! Imagine the compliments you'll receive from your friends & family on the bright open-concept floor plan and kitchen with breakfast island, granite and stainless steel appliances. With two bedrooms, two full bathrooms (don't forget the TWO titled underground stalls) there is a place for everyone and spot for everything. Plus, in-suite laundry and a larger storage room located in the parkade - this unit is a must-see! Callaghan Park is only a short stroll away, and reach all the amenities of the Heritage Valley Town Centre in just minutes! Transit stops right outside & it's easy to get in and around Edmonton via the Anthony Henday. If you love a low-maintenance lifestyle, if you're tired of parking outdoors, if you love the south west experience, then this might be your new home!

Listing Presented By:



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