

## \$224,900 - 102 612 111 Street, Edmonton

MLS® #E4453176

**\$224,900**

2 Bedroom, 1.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

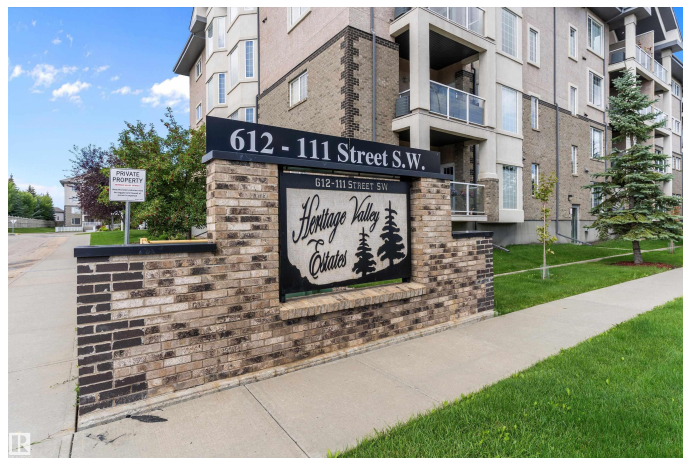
Macewan, Edmonton, AB

Adult living at Heritage Valley Estates. This bright 2 bedroom condo offers 933 sq ft and a low-maintenance lifestyle in a well-managed 55+ building with no pets allowed. Enjoy outstanding amenities right at home, including an indoor pool and hot tub, a well-equipped fitness room, a library, craft room, social room with full kitchen, guest suite for visitors, a car-wash bay, and plenty of visitor parking. The location is ideal: steps to everyday shopping like Save-On-Foods and Shoppers, quick access to Ellerslie Road and the Anthony Henday, and transit nearby. Comfortable, quiet living in a friendly community, perfect for downsizing without giving up convenience. Welcome home to Heritage Valley Estates.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453176  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 934       |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 612 111 Street |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1R9            |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Car Wash, Party Room, Patio, Pool-Indoor, Vinyl Windows |
| Parking   | Heated, Parkade                                         |
| Has Pool  | Yes                                                     |

### Interior

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                    |
| # of Stories | 4                                                                            |
| Stories      | 1                                                                            |
| Has Basement | Yes                                                                          |
| Basement     | None, No Basement                                                            |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                         |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Concrete Tiles, EPDM Membrane                                                   |
| Construction      | Concrete, Brick, Stucco                                                         |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 3                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$713   |

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Listing information last updated on August 17th, 2025 at 10:17pm MDT