

## \$247,900 - 220 612 111 Street, Edmonton

MLS® #E4459580

**\$247,900**

1 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Welcome to Heritage Valley Estates 55+ building! This one-bedroom condo offers A/C, in-suite laundry with stacked washer & dryer, extra storage space, and den. The unit backs onto a wooded nature reserve offering a peaceful setting. The living room is equipped with an electric fireplace and bay window for extra light. Enter through the patio door that leads to your balcony where you can enjoy the beautiful views. Kitchen has maple cabinets, walk-in pantry with plenty of counter space as well as the dinette area. The primary bedroom is spacious with a walk-in closet. Amenities include salt water indoor swimming pool, hot tub, exercise room, kitchen & dance floor, theater room, library, games room (with pool tables, shuffle board, ping pong, darts & more), woodworking room & carwash. Heated underground parking stall close to the elevator with secured storage locker. Handicap accessible, smoke & pet free. Walking distance to all amenities!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459580  |
| Price     | \$247,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 220 612 111 Street |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1R9            |

### Amenities

|                |                                                                                                                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Hot Tub, No Animal Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                                                              |
| Parking        | Heated, Underground                                                                                                                                                                                                                            |
| Has Pool       | Yes                                                                                                                                                                                                                                            |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                                                         |
| Fireplace    | Yes                                                                                                            |
| Fireplaces   | Corner                                                                                                         |
| # of Stories | 4                                                                                                              |
| Stories      | 1                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | None, No Basement                                                                                              |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                    |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Concrete Tiles, EPDM Membrane                                                                                          |
| Construction      | Wood, Brick, Stucco                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 21                   |
| Zoning         | Zone 55              |
| Condo Fee      | \$636                |

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 October 16th, 2025 at 8:48pm MDT