

## \$215,000 - 11812 22 Avenue, Edmonton

MLS® #E4434981

**\$215,000**

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This beautifully maintained unit offers a bright, open-concept layout with south-facing exposure throughout. Two spacious bedrooms are thoughtfully positioned on opposite sides of the sunlit living room, which opens to a large balcony with A/C outlet and BBQ gas hookup. The kitchen features granite counters, stainless steel appliances, and upgraded cabinets. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom has its own 4-piece bath. A versatile den with in-suite laundry adds extra space. Prime location near Heritage Shopping Centre, Costco, Superstore, schools, hospital, airport, and major routes.

Built in 2011

### Essential Information

MLS® #	E4434981
Price	\$215,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	11812 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	No Animal Home
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	39
Zoning	Zone 55
Condo Fee	\$379

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