

## \$209,900 - 404 11820 22 Avenue, Edmonton

MLS® #E4451407

**\$209,900**

2 Bedroom, 2.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully renovated 760 sq. ft top floor apartment in the heart of Rutherford. This bright and stylish home offers 2 bedrooms and 2 full bathrooms including a spacious primary suite with a walk in closet and private ensuite. Enjoy the comfort of brand new flooring, fresh paint and a brand new washer and dryer for added convenience. The open concept living area extends to a private balcony perfect for relaxing or enjoying your morning coffee. This home includes a heated underground parking stall to keep your vehicle warm in the winter. With schools, lush parks and golf courses nearby plus easy access to shopping such as South Edmonton Common, Currents of Windermere and local grocery stores you will have everything you need at your doorstep. This move in ready gem offers a perfect blend of style comfort and location.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451407  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 764       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 404 11820 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Heated, Underground                                                               |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                             |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Monsignor Fee Otterson |
|------------|------------------------|

|        |                    |
|--------|--------------------|
| Middle | St. Thomas Aquinas |
| High   | Dr. Anne Anderson  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 55          |
| Condo Fee      | \$375            |

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Listing information last updated on August 8th, 2025 at 1:17pm MDT