

## \$215,000 - 11820 22 Avenue, Edmonton

MLS® #E4439643

**\$215,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully renovated apartment featuring 2 bedrooms and 2 full bathrooms. The entire space has been updated with New Flooring, creating a fresh and modern feel throughout. Easy and Quick access to the outside ( Next to Stairs). Key Features: Condo on Ground Floor: Enjoy outdoor space that's usable in any weather, and Easy access to the outdoors. Kitchen: Updated with quartz countertops, perfect for cooking and entertaining. Bus Stop: Can be seen from the Balcony, Less than a minute walk. Parking: Includes assigned underground parking for convenience and security. Visitor Parking: Ample visitor parking is available for guests. In-Suite Laundry: Convenient laundry facilities within the apartment. East-Facing Windows: Abundant sunlight in the bedrooms and living area. This apartment is the perfect place to call home, offering comfort, convenience, and a touch of luxury.

Built in 2011

### Essential Information

MLS® #	E4439643
Price	\$215,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	967
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### School Information

Elementary	JOHNNY BRIGHT SCHOOL
Middle	JOHNNY BRIGHT SCHOOL
High	DR. ANNE ANDERSON SCHOOL

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	16
Zoning	Zone 55
Condo Fee	\$477

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