

## \$270,000 - 11399 22 Avenue, Edmonton

MLS® #E4433536

**\$270,000**

4 Bedroom, 1.50 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Charming 4-Bedroom townhouse near parks, schools, shopping & transit! Make the dream of home ownership a reality in this lovingly maintained, spacious townhouse in a friendly, well-managed complex. The main floor has a large living room with gleaming hardwood, spacious kitchen with dining space, a half bath, and flex room with a door leading to the back yard. Bring your green thumb, because there's room to do a little gardening! Upstairs are 3 bedrooms, including a sizeable primary bedroom with two closets - a large linen closet, and a bathroom with a walk-in shower. The basement is also finished with an extra bedroom, cozy family room, storage and laundry. Close to Blackmud Creek Ravine, YMCA, park and schools, with quick access to the Henday and convenient public transportation, this home is perfect for families, students, or professionals alike, and this townhouse is a true gem in a fantastic community!

Built in 1979

### Essential Information

MLS® #	E4433536
Price	\$270,000
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11399 22 Avenue
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4V8

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 16
Condo Fee	\$417

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