

# \$198,000 - 312 11820 22 Avenue, Edmonton

MLS® #E4445045

**\$198,000**

2 Bedroom, 2.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

## STUNNING SOUTH-FACING 2BR+DEN CONDO IN COVETED RUTHERFORD!

Immaculate unit flooded with natural light through oversized windows, south-facing balcony. Open kitchen showcases granite countertops & rich wood shaker cabinets. Both spacious bedrooms face south, cleverly separated for ultimate privacy. Master suite features walk-through closets & luxurious 4pc ensuite. ALL appliances & blinds included, in-suite laundry. Heated underground parking stall strategically located near exit. Reasonable condo fees cover heat, water, parking & exterior maintenance. Unbeatable location minutes from Anthony Henday, QE2, with LRT & airport access. Move-in ready with quick possession available!

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445045  |
| Price          | \$198,000 |
| 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     | 312 11820 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 8               |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$375   |

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Listing information last updated on July 8th, 2025 at 8:17am MDT