

# \$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	6

Zoning	Zone 55
Condo Fee	\$375

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