

## \$249,900 - 202 11820 22 Avenue, Edmonton

MLS® #E4426671

**\$249,900**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Check out this bright and airy 967 sqft second-floor corner unit! This 2-bedroom, 2 full bath apartment features an open floor plan with a spacious entryway and den areaâ€”perfect for a home office or extra storage. Enjoy the natural light from the south-facing balcony, and the convenience of two parking spotsâ€”one surface stall just outside the unit and one in the heated underground parking garage. The building also offers elevator access. Whether youâ€™re looking for your next home or a great investment property, this one checks all the boxes!

Built in 2011

### Essential Information

MLS® #	E4426671
Price	\$249,900
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
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### Community Information

Address	202 11820 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	Detectors Smoke
Parking	Stall, Underground, See Remarks

### Interior

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

### Exterior

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

### Additional Information

Date Listed	March 20th, 2025
Days on Market	31
Zoning	Zone 55
Condo Fee	\$478

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