

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

MLS® #E4426671

**\$249,900**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

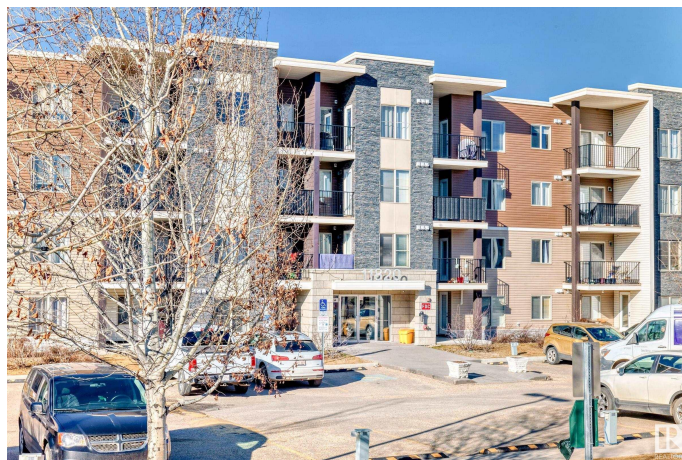
Rutherford (Edmonton), Edmonton, AB

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 area—perfect for a home office or extra storage. Enjoy the natural light from the south-facing balcony, and the convenience of two parking spots—one surface stall just outside the unit and one in the heated underground parking garage. The building also offers elevator access. Whether you'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 |
|--------|--------|

### 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 | 30               |
| Zoning         | Zone 55          |
| Condo Fee      | \$478            |

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Listing information last updated on April 19th, 2025 at 3:02am MDT