

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

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MLS® #E4426671

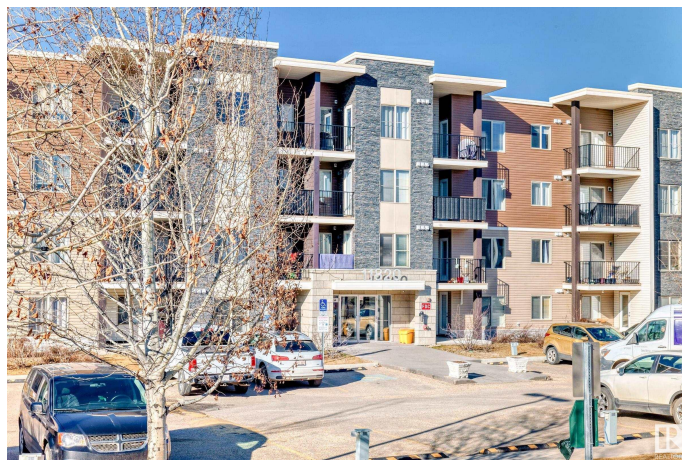
**\$249,900**

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
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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	42
Zoning	Zone 55
Condo Fee	\$478

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Listing information last updated on May 1st, 2025 at 7:47pm MDT