

# \$154,900 - 207 11820 22 Avenue, Edmonton

MLS® #E4454351

**\$154,900**

1 Bedroom, 1.00 Bathroom, 527 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Rare & Move-In Ready! Donâ€™t miss this exclusive opportunity- the only 1-bedroom condo currently for sale in the highly desirable Heritage Landing building! This 527 sq ft open-concept suite has been recently freshly painted and boasts espresso colour cabinetry , white quartz countertops , newer stainless steel appliances, upgraded new lighting, and new stylish window coveringsâ€”perfect for modern living. Recent upgrades also include oversized washer and dryer and brand-new slim microwave hood fan. Step outside to your private balcony, ideal for morning coffee or evening relaxation. The underground titled parking spot adds convenience, while the pet-friendly building means your furry friend is welcome too. Enjoy low-maintenance living in this secure, well-managed complex featuring LOW CONDO FEES (heat & water included) ,keyless entry and elevators. Located in Rutherford, youâ€™re just minutes from transit, shopping, schools, and major highwaysâ€”an unbeatable location for commuters and investors alike.

Built in 2011

## Essential Information

MLS® # E4454351

Price \$154,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	207 11820 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door
Parking	Heated, Parkade, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$248

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