# \$209,900 - 412 11816 22 Avenue, Edmonton

MLS® #E4431032

# \$209,900

2 Bedroom, 2.00 Bathroom, 759 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This TOP floor unit located in HERITAGE LANDING. Features 2 bedroom plus DEN. Master room has walk through closet and a 4 piece en-suite. Also another 4 piece full bathroom as well. Open kitchen concept with GRANITE counter top, looking over the DEN, DINING & LIVING room. In suite laundry. Comes with ONE underground parking stall and TWO surface parking stall (TANDEM). Walking distance to SHOPPING, PUBLIC TRANSIT. Close to SCHOOLS and all amenities. Easy access to ANTHONY HENDAY and HIGHWAY 2.



# **Essential Information**

MLS® # E4431032 Price \$209,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 759

Acres 0.00

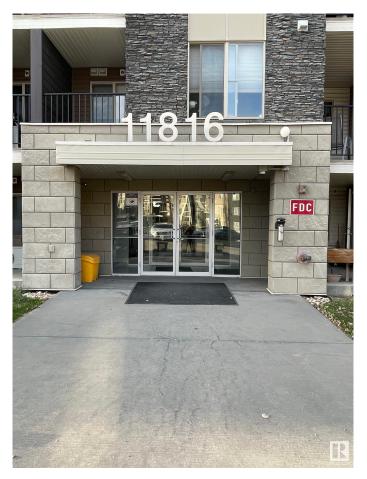
Year Built 2011

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active





# **Community Information**

Address 412 11816 22 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2A2

#### **Amenities**

Amenities Detectors Smoke, Intercom, Parking-Visitor, Sprinkler System-Fire,

Storage-In-Suite, Vinyl Windows

Parking Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances None

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

# **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation,

Schools, Shopping Nearby

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

# **Additional Information**

Date Listed April 14th, 2025

Days on Market 21

Zoning Zone 55

Condo Fee \$400

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®, Multiple Listing Service®) Listing information last updated on May 5th, 2025 at 7:47pm MDT