

## \$260,000 - 11387 22 Avenue, Edmonton

MLS® #E4436167

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

One of the best located units in this sought after complex of Yellowbird Gardens! This unit has a south facing yard backing on to greenspace and a park. This 1253 square foot home has been well cared for and upgraded throughout the years. Pride off ownership is evident. With newer HWT, fridge, washer, dryer, as well as beautiful birch hardwood floors, kitchen backsplash, upgraded main bathroom, partially finished basement; this home is truly move in ready. The kitchen has been opened up to allow extra space and light. The location is also ideal with easy access to shopping, LRT, schools, parks, Anthony Henday Drive.

Built in 1979

### Essential Information

MLS® #	E4436167
Price	\$260,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1979
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11387 22 Avenue
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4V8

### Amenities

Amenities	Closet Organizers
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 13th, 2025
Days on Market	14
Zoning	Zone 16
Condo Fee	\$417

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