

## \$215,000 - 101 11820 22 Avenue, Edmonton

MLS® #E4439643

**\$215,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully renovated apartment featuring 2 bedrooms and 2 full bathrooms. The entire space has been updated with New Flooring, creating a fresh and modern feel throughout. Easy and Quick access to the outside ( Next to Stairs). Key Features: Condo on Ground Floor: Enjoy outdoor space that's usable in any weather, and Easy access to the outdoors. Kitchen: Updated with quartz countertops, perfect for cooking and entertaining. Bus Stop: Can be seen from the Balcony, Less than a minute walk. Parking: Includes assigned underground parking for convenience and security. Visitor Parking: Ample visitor parking is available for guests. In-Suite Laundry: Convenient laundry facilities within the apartment. East-Facing Windows: Abundant sunlight in the bedrooms and living area. This apartment is the perfect place to call home, offering comfort, convenience, and a touch of luxury.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439643  |
| Price      | \$215,000 |
| 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     | 101 11820 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Underground                                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, See Remarks                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                        |
| Construction      | Wood, See Remarks                                                  |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | JOHNNY BRIGHT SCHOOL     |
| Middle     | JOHNNY BRIGHT SCHOOL     |
| High       | DR. ANNE ANDERSON SCHOOL |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 55        |
| Condo Fee      | \$477          |

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Listing information last updated on June 18th, 2025 at 2:17am MDT