

## \$215,000 - 313 11820 22 Avenue, Edmonton

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MLS® #E4428999

**\$215,000**

2 Bedroom, 2.00 Bathroom, 816 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this well maintained 2bed 2bath 3rd floor condo , Located in the community of Rutherford. Walking distance to public transportation, and excellent local amenities! Heritage Landing is a well maintained and secured building. This unit offers in suite laundry, balcony, hardwood flooring and HEATED UNDERGROUND TITLED PARKING and a outdoor STALL. Minutes from Anthony Henday & Calgary Trail.



Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428999               |
| Price          | \$215,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 816                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

Address 313 11820 22 Avenue

|             |                       |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Intercom, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Secured Parking |
| Parking   | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Airport Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles, Flat                       |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 55         |
| Condo Fee      | \$400           |

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Listing information last updated on May 1st, 2025 at 9:02pm MDT