

## \$215,000 - 205 11812 22 Avenue, Edmonton

MLS® #E4434981

**\$215,000**

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This beautifully maintained unit offers a bright, open-concept layout with south-facing exposure throughout. Two spacious bedrooms are thoughtfully positioned on opposite sides of the sunlit living room, which opens to a large balcony with A/C outlet and BBQ gas hookup. The kitchen features granite counters, stainless steel appliances, and upgraded cabinets. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom has its own 4-piece bath. A versatile den with in-suite laundry adds extra space. Prime location near Heritage Shopping Centre, Costco, Superstore, schools, hospital, airport, and major routes.

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4434981          |
| Price          | \$215,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 837               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205 11812 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | No Animal Home |
| Parking Spaces | 1              |
| Parking        | Stall          |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                                                    |
| # of Stories      | 5                                                                                                         |
| Stories           | 1                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stone, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 55       |
| Condo Fee      | \$379         |

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Listing information last updated on June 16th, 2025 at 2:32pm MDT