

\$195,000 - 312 11820 22 Avenue, Edmonton

MLS® #E4445045

\$195,000

2 Bedroom, 2.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

STUNNING SOUTH-FACING 2BR+DEN CONDO IN COVETED RUTHERFORD!

Immaculate unit flooded with natural light through oversized windows, south-facing balcony. Open kitchen showcases granite countertops & rich wood shaker cabinets. Both spacious bedrooms face south, cleverly separated for ultimate privacy. Master suite features walk-through closets & luxurious 4pc ensuite. ALL appliances & blinds included, in-suite laundry. Heated underground parking stall strategically located near exit.

Reasonable condo fees cover heat, water, parking & exterior maintenance. Unbeatable location minutes from Anthony Henday, QE2, with LRT & airport access. Move-in ready with quick possession available!

Built in 2011

Essential Information

MLS® #	E4445045
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	764
Acres	0.00
Year Built	2011



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	312 11820 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

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

Additional Information

Date Listed	June 30th, 2025
Days on Market	22

Zoning	Zone 55
Condo Fee	\$375

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Listing information last updated on July 22nd, 2025 at 6:17am MDT