

## \$249,900 - 202 11820 22 Avenue, Edmonton

MLS® #E4426671

### \$249,900

2 Bedroom, 2.00 Bathroom, 967 sqft  
Condo / Townhouse on 0.00 Acres

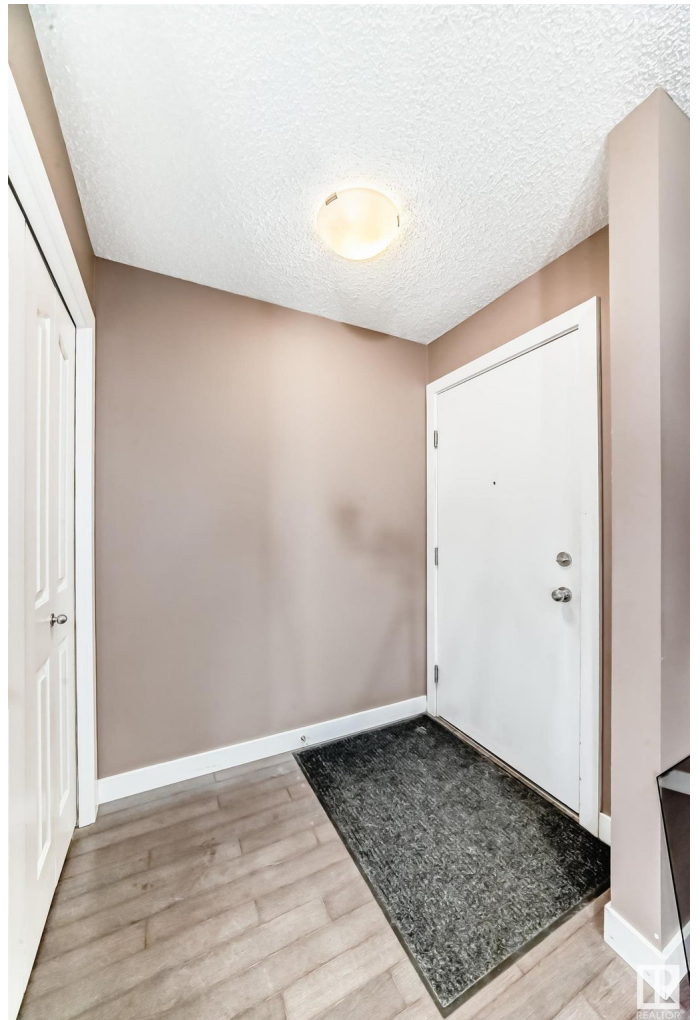
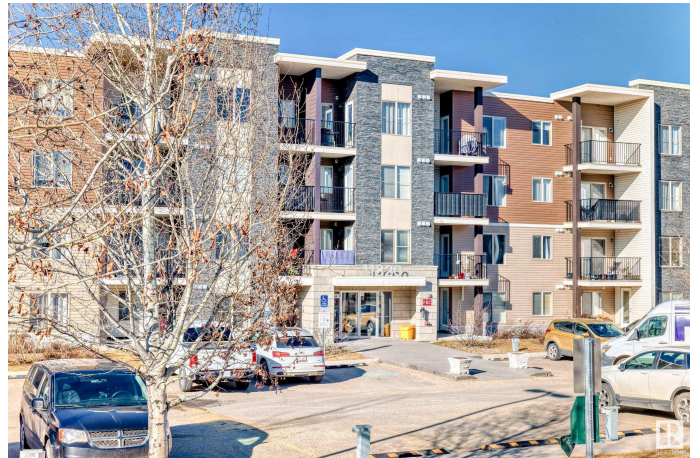
Rutherford (Edmonton), Edmonton, AB

Check out this bright and airy 967 sqft second-floor corner unit! This 2-bedroom, 2 full bath apartment features an open floor plan with a spacious entryway and den area—perfect for a home office or extra storage. Enjoy the natural light from the south-facing balcony, and the convenience of two parking spots—one surface stall just outside the unit and one in the heated underground parking garage. The building also offers elevator access. Whether you're looking for your next home or a great investment property, this one checks all the boxes!

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4426671               |
| Price          | \$249,900              |
| 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 202 11820 22 Avenue  
Area Edmonton  
Subdivision Rutherford (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 2A2

### Amenities

Amenities Detectors Smoke  
Parking Stall, Underground, See Remarks

### Interior

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

### Exterior

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

### Additional Information

Date Listed March 20th, 2025  
Days on Market 30  
Zoning Zone 55  
Condo Fee \$478

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 19th, 2025 at 7:32pm MDT