# \$209,900 - 404 11820 22 Avenue, Edmonton

MLS® #E4451407

#### \$209.900

2 Bedroom, 2.00 Bathroom, 764 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully renovated 760 sq. ft top floor apartment in the heart of Rutherford. This bright and stylish home offers 2 bedrooms and 2 full bathrooms including a spacious primary suite with a walk in closet and private ensuite. Enjoy the comfort of brand new flooring, fresh paint and a brand new washer and dryer for added convenience. The open concept living area extends to a private balcony perfect for relaxing or enjoying your morning coffee. This home includes a heated underground parking stall to keep your vehicle warm in the winter. With schools, lush parks and golf courses nearby plus easy access to shopping such as South Edmonton Common, Currents of Windermere and local grocery stores you will have everything you need at your doorstep. This move in ready gem offers a perfect blend of style comfort and location.

Built in 2011

## **Essential Information**

MLS® # E4451407

Price \$209,900

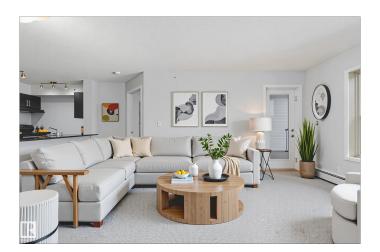
Bedrooms 2

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 404 11820 22 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2A2

#### **Amenities**

Amenities Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking,

Security Door

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **School Information**

Elementary Monsignor Fee Otterson

Middle St. Thomas Aquinas High Dr. Anne Anderson

## **Additional Information**

Date Listed August 6th, 2025

Days on Market 1

Zoning Zone 55

Condo Fee \$375

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