

## \$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 & Gravel
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Monsignor Fee Otterson
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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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