

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

---

MLS® #E4426671

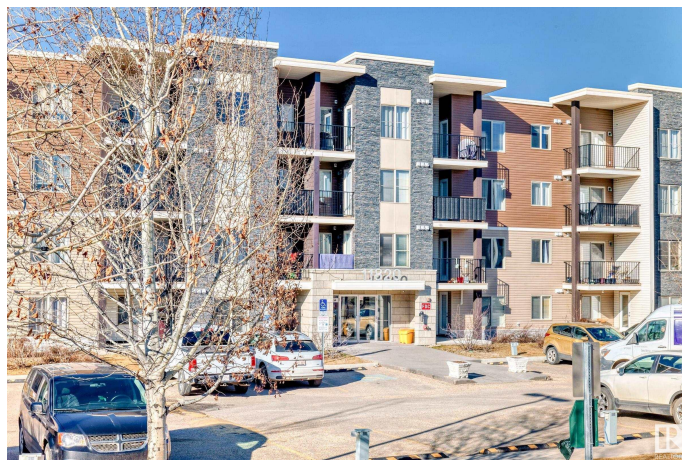
**\$249,900**

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 areaâ€”perfect for a home office or extra storage. Enjoy the natural light from the south-facing balcony, and the convenience of two parking spotsâ€”one surface stall just outside the unit and one in the heated underground parking garage. The building also offers elevator access. Whether youâ€™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 | 42               |
| 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 May 1st, 2025 at 8:47pm MDT