

\$215,000 - 315 11808 22 Avenue, Edmonton

MLS® #E4434844

\$215,000

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

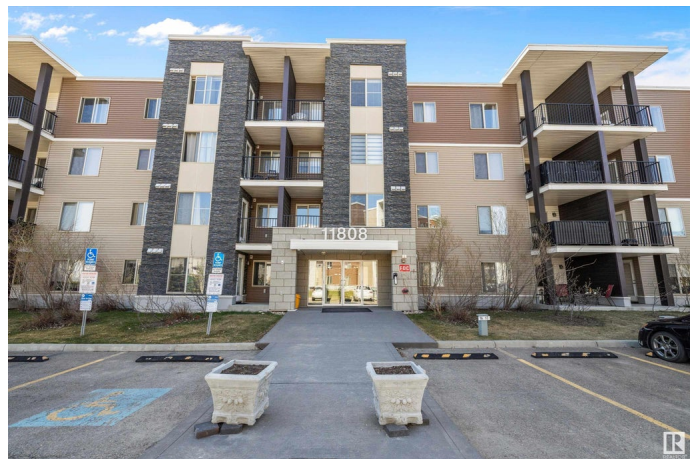
Rutherford (Edmonton), Edmonton, AB

2 TITLED PARKING STALLS! Welcome to this well-maintained 3rd-floor condo, ideally located near the upcoming Heritage LRT station in South Edmonton! Enjoy unmatched convenience with quick access to QE II, Anthony Henday Drive, and the airport. You'll love the walkability—just steps to Superstore and a wide range of shops, services, and dining options. This 2-bedroom, 2-bathroom unit is perfect for commuters, first-time buyers, or savvy investors. Stay comfortable year-round with ductless A/C in the living room. The open-concept layout features modern flooring throughout, in-suite laundry, a dining/flex area, and a private balcony. Two titled parking stalls—one heated underground and one energized surface—offer exceptional flexibility. With a prime location and practical features, this home is a smart choice for living or investing!

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4434844 |
| Price | \$215,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 759 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 315 11808 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2A2 |

Amenities

| | |
|----------------|---------------------|
| Amenities | See Remarks |
| Parking Spaces | 2 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Baseboard, Water |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 55 |
| Condo Fee | \$387 |

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Listing information last updated on May 11th, 2025 at 8:32pm MDT