

\$195,000 - #214 11804 22 Avenue, Edmonton

MLS® #E4433231

\$195,000

2 Bedroom, 2.00 Bathroom, 758 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Spacious 2-Bedroom + Den Condo in the Heart of Rutherford! Welcome to this bright and inviting 2-bedroom, 2 full bathroom condo with a versatile den – perfect for a home office or guest space – located in the highly sought-after community of Rutherford. This home features an open-concept kitchen, dining, and living room, ideal for entertaining and everyday living. The master bedroom offers plenty of space, a large walk-in closet, and a convenient ensuite bathroom. Enjoy the added comfort of in-suite laundry and the convenience of a titled underground parking stall. Situated within walking distance to public transit, schools, a library, recreation centre, and shopping centres. Quick and easy access to all major amenities makes this the perfect location for comfortable and connected living.

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4433231 |
| Price | \$195,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 758 |
| Acres | 0.00 |
| Year Built | 2011 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | #214 11804 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2A2 |

Amenities

| | |
|----------------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Propane |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Johnny Bright School |
|------------|----------------------|

| | |
|--------|--------------------------|
| Middle | Johnny Bright School |
| High | Dr. Anne Anderson School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 55 |
| Condo Fee | \$375 |

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 2nd, 2025 at 8:32pm MDT