

## \$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	5
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 3rd, 2025 at 1:32pm MDT