

\$219,900 - 115 11812 22 Avenue, Edmonton

MLS® #E4464549

\$219,900

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Quick Possession! Welcome to this spacious and stylish corner unit in the heart of Rutherford, SW Edmonton! Featuring 2 bedrooms + den, 2 full baths, and a generous patio, this main floor condo offers comfort, convenience, and privacy. Enjoy in-suite laundry, a few tasteful upgrades, and one underground parking stall with a secure storage shell. Whether you're a first-time buyer, downsizer, or investor, this unit presents excellent value in a growing community. Its desirable layout and location make it attractive for long-term rental or future resale. Close to parks, schools, shopping, and transit, this well-managed building offers lifestyle and potential in equal measure.

Built in 2011

Essential Information

MLS® #	E4464549
Price	\$219,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	2011
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	115 11812 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Gated Community, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 2nd, 2025
Days on Market	8
Zoning	Zone 55

Condo Fee \$491

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