

\$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	3
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 1st, 2025 at 1:02pm MDT