

\$215,000 - 205 11812 22 Avenue, Edmonton

MLS® #E4434981

\$215,000

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This beautifully maintained unit offers a bright, open-concept layout with south-facing exposure throughout. Two spacious bedrooms are thoughtfully positioned on opposite sides of the sunlit living room, which opens to a large balcony with A/C outlet and BBQ gas hookup. The kitchen features granite counters, stainless steel appliances, and upgraded cabinets. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom has its own 4-piece bath. A versatile den with in-suite laundry adds extra space. Prime location near Heritage Shopping Centre, Costco, Superstore, schools, hospital, airport, and major routes.

Built in 2011

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4434981 |
| Price | \$215,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 837 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |



| | |
|--------|------------------------|
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 205 11812 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2A2 |

Amenities

| | |
|----------------|----------------|
| Amenities | No Animal Home |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Baseboard, Natural Gas |
| # of Stories | 5 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 40 |
| Zoning | Zone 55 |
| Condo Fee | \$379 |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT