

## **\$215,000 - 205 11804 22 Avenue, Edmonton**

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MLS® #E4430559

**\$215,000**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Come have a look at this perfect condo in South Edmonton! This one checks all the boxes- 2 bedrooms, 2 full bathrooms + den, in-suite laundry, balcony, elevator, a titled underground parking stall (#285) with enclosed, secure storage in front of the unit, and a second above ground stall (#37) right in front of the condo with plug-in! Facing the quiet parking lot with treed island in the middle, this condo is private but minutes to all shopping & with easy access to public transit, the Anthony Henday & 111 street to get to the LRT. The kitchen has great upgrades like granite counters, stainless steel appliances, and maple faced cabinetry, and the open concept layout is completely efficient. Both bedrooms and the den are spacious, and the primary bedroom has a walk-through closet to the 4 piece en-suite washroom. A 2nd 4 piece washroom with tub is right beside the 2nd bedroom, and on the other side of the living room for privacy. A low maintenance building provides a low condo fee of \$375.91 including heat!



Built in 2011

### **Essential Information**

MLS® # E4430559

Price \$215,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	205 11804 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	Off Street Parking, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage-Locker Room
Parking Spaces	2
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	No Through Road, Playground Nearby, Private Setting, 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 11th, 2025
Days on Market	19
Zoning	Zone 55
Condo Fee	\$439

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Listing information last updated on April 30th, 2025 at 3:02pm MDT