

## \$224,950 - 402 11804 22 Avenue, Edmonton

MLS® #E4462836

**\$224,950**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Make yourself at home in this beautiful open-concept TOP FLOOR CORNER UNIT conveniently located in the highly desirable Rutherford NBHD! Large Primary BR incl 3pc EN-SUITE and a his & her walk through closet. 2nd BR is located across the dining area for privacy. 2nd 4pc bath incl an UPGRADED SOAKER TUB. All CHROME fittings & QUARTZ countertops. Kitchen boasts espresso soft-close cupboards, GE STAINLESS STEEL appliances and a spacious breakfast bar. Den perfect for an OFFICE SPACE. Spacious utility room w/ IN-SUITE HIGH-EFFICIENCY washer & dryer. Bright Living Room w/ over-sized windows & AIR CONDITIONING. Large COVERED BALCONY for relaxing or entertaining. HEATED TITLED UNDERGROUND PARKING with sealed & secured STORAGE ROOM. Energized TITLED SURFACE PARKING by main entrance. ELEVATOR and easy STAIR access. Ample visitor parking. Well managed and maintained condo with a HEALTHY RESERVE FUND. Walking distance to shopping, schools, and other amenities. Quick access to AHD & HWY 2.

Built in 2011

### Essential Information

MLS® #

E4462836



|                |                        |
|----------------|------------------------|
| Price          | \$224,950              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 968                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402 11804 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|           |                                                                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows |
| Parking   | Heated, Stall, Underground, See Remarks                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Intercom, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                                                                                                         |
| # of Stories      | 4                                                                                                                                                                                        |
| Stories           | 1                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Vinyl                                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Metal, Stone, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$504              |

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Listing information last updated on October 21st, 2025 at 1:47pm MDT