

## \$255,000 - 11395 22 Avenue, Edmonton

MLS® #E4439664

**\$255,000**

3 Bedroom, 1.50 Bathroom, 1,251 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Very well maintained by original owner - evident pride of ownership! Spacious 2 story townhouse with 3 bedrooms up. Bathroom on main & upper (walk-in shower).

Upgrades/improvements include windows/doors; solid maple kitchen cabinets with Granite countertop; and central A/C. Main floor has a large "flex" area at back entrance, large living room, Kitchen/dining area, and 2 piece bathroom. Upper features a very large Primary bedroom, 3 piece bath, and 3 good sized bedrooms. Basement is undeveloped. Central vac system, water softener, and High efficiency furnace. Well managed complex with very reasonable condo fees. Close to schools, shopping, restaurants, Blackmud Creek Ravine walking trails, YMCA, & LRT. Great access to Anthony Henday & Whitemud Drive. Development is adjacent to playground for families with children.

Built in 1979

### Essential Information

MLS® #	E4439664
Price	\$255,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,251
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11395 22 Avenue
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4V8

### Amenities

Amenities	Air Conditioner
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Flat, Cedar Shakes, Unknown
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	18

Zoning	Zone 16
Condo Fee	\$417

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