

## \$210,000 - 205 11816 22 Avenue, Edmonton

MLS® #E4443353

**\$210,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this bright and spacious 2 bedroom + den, 2 bathroom condo located in a well-managed and sought-after complex. The open concept floor plan is perfect for modern living, featuring a stylish kitchen with granite countertops, stainless steel appliances, and an eating bar. The southeast-facing living room offers abundant natural light and direct access to a private patio, ideal for your morning coffee or relaxing evenings. The primary suite includes a walk-through closet and a private ensuite, while the second bedroom is well-sized and conveniently located near the second full bathroom. A den provides flexible space for a home office or guest room, and in-suite laundry adds everyday convenience. Low condo fees and a well-run condominium corporation make this property even more appealing. Currently leased to excellent tenants on a fixed-term lease, this unit offers a turnkey investment opportunity with built-in long-term renters.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443353  |
| Price     | \$210,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 833                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205 11816 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                           |
| Parking        | Heated, Parkade, Single Indoor, Underground                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                     |
| Exterior Features | Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Johnny Bright     |
| Middle     | Johnny Bright     |
| High       | Dr. Anne Anderson |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 92              |
| Zoning         | Zone 55         |
| Condo Fee      | \$413           |

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Listing information last updated on September 18th, 2025 at 3:02pm MDT