# \$225,000 - 313 11820 22 Avenue, Edmonton

MLS® #E4428999

### \$225,000

2 Bedroom, 2.00 Bathroom, 816 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this well maintained 2bed 2bath 3rd floor condo, Located in the community of Rutherford. Walking distance to public transportation, and excellent local amenities! Heritage Landing is a well maintained and secured building. This unit offers in suite laundry, balcony, hardwood flooring and HEATED UNDERGROUND TITLED PARKING and a outdoor STALL. Minutes from Anthony Henday & Calgary Trail.



#### **Essential Information**

MLS® # E4428999 Price \$225,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 816 Acres 0.00

Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

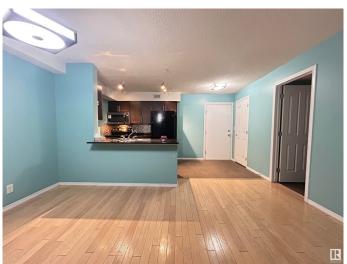
Status Active

## **Community Information**

Address 313 11820 22 Avenue







Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2A2

## **Amenities**

Amenities Off Street Parking, On Street Parking, Intercom, No Smoking Home,

Parking-Extra, Parking-Plug-Ins, Secured Parking

Parking Heated, Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Shopping Nearby, See Remarks

Roof Asphalt Shingles, Flat

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone 55 Condo Fee \$400

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 9:02am MDT