

\$184,900 - 410 11816 22 Avenue, Edmonton

MLS® #E4426083

\$184,900

2 Bedroom, 1.00 Bathroom, 691 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover this top-floor 2-bedroom apartment offering a bright open-concept layout with abundant natural light. The kitchen flows seamlessly into the living space and features quartz countertops, and an oversized pantry. Enjoy the convenience of in-suite laundry and secured, heated titled underground parking just steps from the elevator. Located in a well-kept, clean building with reasonable low condo fees, this home provides easy access to Highway 2 & Anthony Henday Drive, and close to public transit, Dr. Anne Anderson Community Centre, schools, parks, and grocery stores. Just minutes from South Edmonton Common & Currents of Windermere and a short drive to the Edmonton International Airport. An excellent opportunity for first-time buyers or investors!



Built in 2011

Essential Information

MLS® #	E4426083
Price	\$184,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	691
Acres	0.00
Year Built	2011

Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	410 11816 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Detectors Smoke, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 17th, 2025
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Days on Market	17
Zoning	Zone 55
Condo Fee	\$336

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