

\$215,000 - 205 11816 22 Avenue, Edmonton

MLS® #E4443353

\$215,000

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	\$215,000
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	62
Zoning	Zone 55
Condo Fee	\$413

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