

## \$209,900 - 412 11816 22 Avenue, Edmonton

MLS® #E4431032

**\$209,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This TOP floor unit located in HERITAGE LANDING. Features 2 bedroom plus DEN. Master room has walk through closet and a 4 piece en-suite. Also another 4 piece full bathroom as well. Open kitchen concept with GRANITE counter top, looking over the DEN, DINING & LIVING room. In suite laundry. Comes with ONE underground parking stall and TWO surface parking stall (TANDEM). Walking distance to SHOPPING, PUBLIC TRANSIT. Close to SCHOOLS and all amenities. Easy access to ANTHONY HENDAY and HIGHWAY 2.

Built in 2011

### Essential Information

MLS® #	E4431032
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	412 11816 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

## Amenities

Amenities	Detectors Smoke, Intercom, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Stall, Underground

## Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 14th, 2025
Days on Market	17
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 May 1st, 2025 at 4:32pm MDT