

## \$189,000 - 408 11808 22 Avenue, Edmonton

MLS® #E4432902

**\$189,000**

2 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. TOP FLOOR 2 bedroom luxury condo in prestigious Rutherford at Heritage Landing, total Privacy no buildings obstructing views or sun! Bright, open, and modern, the unit has several upgrades with a sleek modern kitchen featuring granite countertops, gorgeous wood cabinets, stainless steel fridge, stove, over-the-range microwave and dishwasher, kitchen pantry with built-in shelves, faucet upgrade, and beautiful tile backsplash complete the space. The spacious dining area moves seamlessly into the open living room, maximizing space and benefiting from the natural light that pours in through the balcony door. In-suite front-loaded stacked washer and dryer combo. Good separation of bedrooms, Primary bedroom features an additional sitting area with a pass-through closet to the bathroom. The bathroom features an extra above-toilet cabinet to keep all your cosmetics. Virtually Staged pictures.

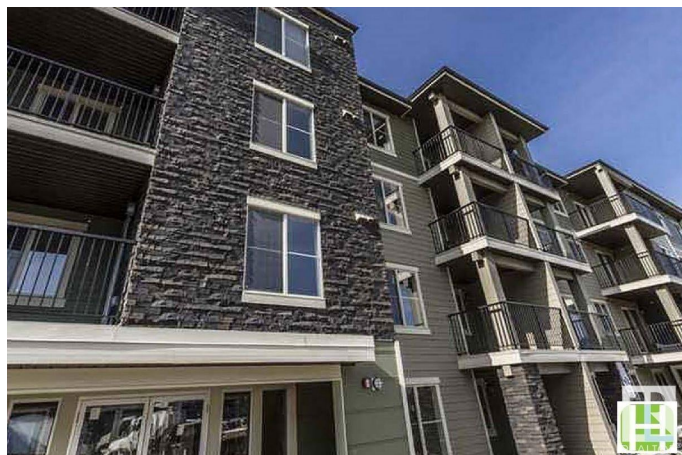
Built in 2011

### Essential Information

MLS® # E4432902

Price \$189,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	408 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### **Amenities**

Amenities	Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Vinyl Windows
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Park/Reserve, Picnic Area, Stream/Pond
Roof	Tar & Gravel

Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$336

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Listing information last updated on April 26th, 2025 at 11:17am MDT