

\$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 | 8 |
| Zoning | Zone 55 |
| Condo Fee | \$413 |

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Listing information last updated on June 26th, 2025 at 2:47am MDT