Courtesy Of Erin Holowach Of ComFree

$224,950 - 402 11804 22 Avenue, Edmonton

MLS® #E4462836

$224,950
2 Bedroom, 2.00 Bathroom, 968 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Make yourself at home in this beautiful open-concept TOP FLOOR CORNER UNIT conveniently located in the highly desirable Rutherford NBHD! Large Primary BR incl 3pc EN-SUITE and a his & her walk through closet. 2nd BR is located across the dining area for privacy. 2nd 4pc bath incl an UPGRADED SOAKER TUB. All CHROME fittings & QUARTZ countertops. Kitchen boasts espresso soft-close cupboards, GE STAINLESS STEEL appliances and a spacious breakfast bar. Den perfect for an OFFICE SPACE. Spacious utility room w/ IN-SUITE HIGH-EFFICIENCY washer & dryer. Bright Living Room w/ over-sized windows & AIR CONDITIONING. Large COVERED BALCONY for relaxing or entertaining. HEATED TITLED UNDERGROUND PARKING with sealed & secured STORAGE ROOM. Energized TITLED SURFACE PARKING by main entrance. ELEVATOR and easy STAIR access. Ample visitor parking. Well managed and maintained condo with a HEALTHY RESERVE FUND. Walking distance to shopping, schools, and other amenities. Quick access to AHD & HWY 2.

Built in 2011

Essential Information

MLS® #	E4462836

Price	$224,950
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 11804 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking	Heated, Stall, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Intercom, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	13
Zoning	Zone 55
Condo Fee	$504

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Listing information last updated on November 2nd, 2025 at 7:02am MST