

\$184,900 - 410 11816 22 Avenue, Edmonton

MLS® #E4426083

\$184,900

2 Bedroom, 1.00 Bathroom, 691 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover this top-floor 2-bedroom apartment offering a bright open-concept layout with abundant natural light. The kitchen flows seamlessly into the living space and features quartz countertops, and an oversized pantry. Enjoy the convenience of in-suite laundry and secured, heated titled underground parking just steps from the elevator. Located in a well-kept, clean building with reasonable low condo fees, this home provides easy access to Highway 2 & Anthony Henday Drive, and close to public transit, Dr. Anne Anderson Community Centre, schools, parks, and grocery stores. Just minutes from South Edmonton Common & Currents of Windermere and a short drive to the Edmonton International Airport. An excellent opportunity for first-time buyers or investors!



Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4426083 |
| Price | \$184,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 691 |
| Acres | 0.00 |
| Year Built | 2011 |

| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 410 11816 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2A2 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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 | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Flat |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 17th, 2025 |
|-------------|------------------|

| | |
|----------------|---------|
| Days on Market | 17 |
| Zoning | Zone 55 |
| Condo Fee | \$336 |

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Listing information last updated on April 3rd, 2025 at 2:47pm MDT