

## \$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	24
Zoning	Zone 55
Condo Fee	\$413

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