

Courtesy Of Debbie A Smith Of RE/MAX Elite

## **\$225,000 - 110 11808 22 Avenue, Edmonton**

MLS® #E4457023

**\$225,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

All PETS and CHILDREN Welcome! Beautiful SPACIOUS suite with 2 bedrooms PLUS DEN with massive living room and Dining area that has a east sun-filled windows looking at greenspace! Open Design with MASSIVE Livingroom is what you will notice first!' This very lovely apartment is well taken care of and features Espresso Cabinetry with QUARTZ countertops, STAINLESS STEEL Appliances. Many Built-in white CABINETS in the office with DESK included. One is presently used as an additional PANTRY. The Primary retreat fits a KING SIZED BED walk through HIS & HERS Closets to the 5' SHOWER with Glass doors in the ENSUITE BATHROOM. 2nd spacious bedroom, 4 pce 2nd full bathroom are well separated. Upgraded front load WASHER and DRYER ensuite too. You will enjoy PATIO with nice VIEWS! The titled UNDERGROUND PARKING has EXTRA SPACE to make parking a breeze witjavascript:;h BIG STORAGE LOCKER for luggage and extras. Close to SCHOOLS, AIRPORT Highway 2 QUICK access and ALL AMENITIES! SHOWS AMAZING!! Builder sqft is 981 ft2

Built in 2011

### **Essential Information**

MLS® # E4457023

Price \$225,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 110 11808 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Parking-Visitor, Secured Parking, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 1                                                                                                                             |
| Parking        | Heated, Underground                                                                                                           |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                                        |
| # of Stories      | 4                                                                                                                                                        |
| Stories           | 4                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | See Remarks                                                                                                                                              |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Brick, Stone, Vinyl |
|----------|---------------------------|

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Brick, Stone, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 55              |
| Condo Fee      | \$491                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 6:47am MDT