

## \$225,000 - 313 11820 22 Avenue, Edmonton

MLS® #E4428999

**\$225,000**

2 Bedroom, 2.00 Bathroom, 816 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this well maintained 2bed 2bath 3rd floor condo , Located in the community of Rutherford. Walking distance to public transportation, and excellent local amenities! Heritage Landing is a well maintained and secured building. This unit offers in suite laundry, balcony, hardwood flooring and HEATED UNDERGROUND TITLED PARKING and a outdoor STALL. Minutes from Anthony Henday & Calgary Trail.

Built in 2011

### Essential Information

MLS® #	E4428999
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address 313 11820 22 Avenue



Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	Off Street Parking, On Street Parking, Intercom, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Secured Parking
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles, Flat
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
Days on Market	14
Zoning	Zone 55
Condo Fee	\$400

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 April 18th, 2025 at 4:02pm MDT