

## \$209,900 - 412 11816 22 Avenue, Edmonton

MLS® #E4431032

**\$209,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This TOP floor unit located in HERITAGE LANDING. Features 2 bedroom plus DEN. Master room has walk through closet and a 4 piece en-suite. Also another 4 piece full bathroom as well. Open kitchen concept with GRANITE counter top, looking over the DEN, DINING & LIVING room. In suite laundry. Comes with ONE underground parking stall and TWO surface parking stall (TANDEM). Walking distance to SHOPPING, PUBLIC TRANSIT. Close to SCHOOLS and all amenities. Easy access to ANTHONY HENDAY and HIGHWAY 2.

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431032               |
| Price          | \$209,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 759                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 412 11816 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

## Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Intercom, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall, Underground   |

## Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | None                   |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 55          |
| Condo Fee      | \$400            |

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