

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

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