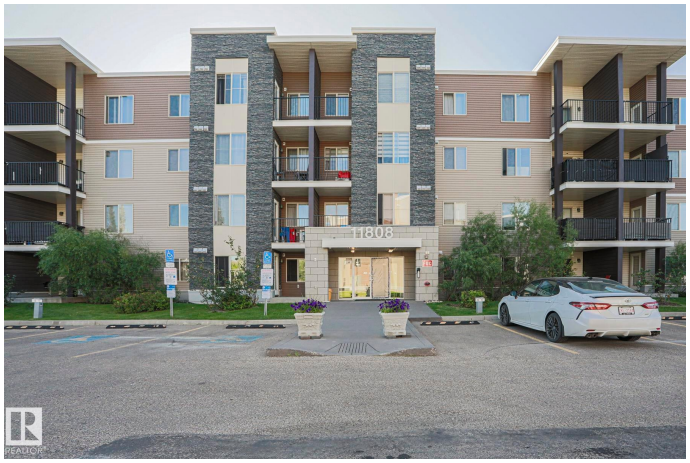
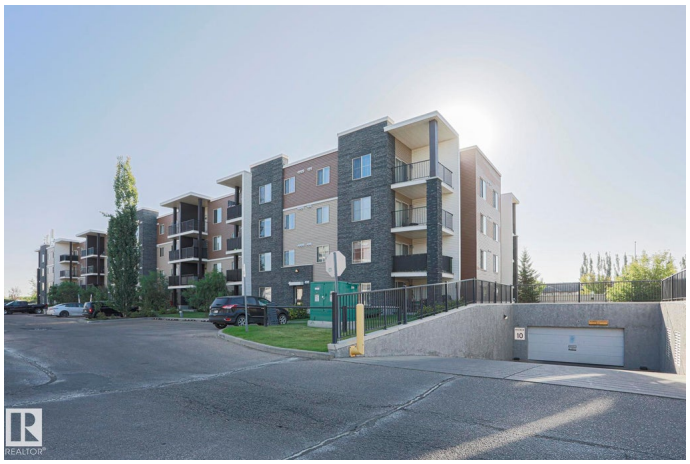
Courtesy Of Ash H Somani Of RE/MAX Rental Advisors

$194,900 - 314 11808 22 Avenue, Edmonton

MLS® #E4456995

$194,900
2 Bedroom, 2.00 Bathroom, 765 sqft
Condo / Townhouse on 0.00 Acres





Rutherford (Edmonton), Edmonton, AB

This condo is located in the complex of HERITAGE LANDING in the desired community of RUTHERFORD. When entering this condo, you come to an OPEN CONCEPT layout with a large living room, dining area and a kitchen with all your essential appliance and a BREAKFAST BAR. There is an additional FLEX SPACE that can be used as an office. The master bedroom features a walkthrough closet and ENSUITE bathroom. There is an additional bedroom and a full bathroom. Enjoy the summers on your dedicated BALCONY and the convenience of in-suite laundry and your own TITLED underground parking stall. This complex is close to all amenities including shopping, restaurants, schools, public transportation and major roadways like ELLERSLIE and ANTHONY HENDAY.

Built in 2011

Essential Information

MLS® #	E4456995
Price	$194,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	765
Acres	0.00
Year Built	2011

Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	314 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Intercom, Parking-Visitor, Secured Parking, Security Door, See Remarks
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	3
Zoning	Zone 55

Condo Fee	$375

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 13th, 2025 at 3:17pm MDT