

\$183,900 - 408 11808 22 Avenue, Edmonton

MLS® #E4439591

\$183,900

2 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

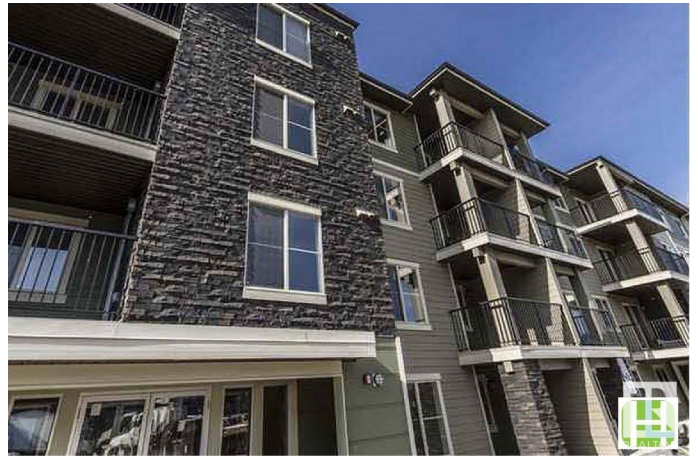
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. PENTHOUSE 2 bedroom in prestigious Rutherford at Heritage Landing. South-facing with total privacy—no buildings obstructing the view! This modern unit features a sleek kitchen with an extended granite countertop and bar seating, rich wood cabinetry, stainless steel fridge, stove, over-the-range microwave, and dishwasher. The kitchen pantry has built-in shelving. The open-concept layout flows from kitchen to spacious dining and living areas with laminate flooring, air-conditioning, and natural light pouring in through the balcony door. Enjoy the convenience of an in-suite front-loaded stacked washer and dryer. Bedrooms are well-separated for privacy. The primary bedroom includes a cozy sitting area, pass-through closet, and access to the bathroom, which features a handy above-toilet cabinet for extra storage. One separately titled underground parking stall is included. Priced below assessed value.

Built in 2011

Essential Information

MLS® # E4439591

Price \$183,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	408 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Air Conditioner, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Vinyl Windows
Parking Spaces	1
Parking	Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Park/Reserve, Picnic Area, Stream/Pond

Roof	Tar & Gravel
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	Zone 55
Condo Fee	\$336

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Listing information last updated on June 8th, 2025 at 9:17pm MDT