

Courtesy Of Max Segal and Chris Barnard Of Real Broker

\$235,000 - 118 11808 22 Avenue, Edmonton

MLS® #E4428396

\$235,000

2 Bedroom, 2.00 Bathroom, 967 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Heritage Landing in Edmonton! This stunning 1,000 sq. ft. main-floor condo offers 2 spacious bedrooms and 2 full bathrooms, including a private ensuite in the primary suite. The open-concept layout features beautiful hardwood floors throughout the main living areas, creating a warm and inviting atmosphere. Stay comfortable year-round with air conditioning, perfect for hot summer days. The modern kitchen boasts ample cabinetry, sleek countertops, and a breakfast bar. Enjoy the convenience of in-suite laundry, plus access to your private patio. Located in a well-maintained complex near parks, shopping, and transit, this unit is ideal for first-time buyers, downsizers, investors, or those looking for low maintenance living!

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428396 |
| Price | \$235,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 967 |
| Acres | 0.00 |
| Year Built | 2011 |



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

Community Information

| | |
|-------------|-----------------------|
| Address | 118 11808 22 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2A2 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, No Smoking Home, Parking-Visitor, Patio, See Remarks |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, Water |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal, Stone, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 6 |

| | |
|-----------|---------|
| Zoning | Zone 55 |
| Condo Fee | \$497 |

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Listing information last updated on April 6th, 2025 at 10:17pm MDT