

# \$208,000 - 303 11820 22 Avenue, Edmonton

MLS® #E4461839

## \$208,000

2 Bedroom, 2.00 Bathroom, 789 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover this immaculate and inviting 3rd-floor unit in Rutherford! With 789 sq. ft. of living space, the unit features 2 generously sized bedrooms, 2 bathrooms, and in-suite laundry with 2 parking spaces (1 surface parking stall #90 & 1 underground #261). As you enter the foyer, you'll instantly feel at home. The open-concept kitchen is equipped with custom cabinets and ample counter space, including granite countertops and an eating bar. The spacious living room opens up to a balcony, making it perfect for outdoor relaxation. This fantastic location is just off James Mowatt Trail and is conveniently close to QE2, Nisku, the International Airport, Ellerslie Road, and the Anthony Henday, allowing you to reach almost any part of the city in approximately 30 minutes.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461839  |
| Price          | \$208,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 789       |
| Acres          | 0.00      |
| Year Built     | 2011      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 303 11820 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | On Street Parking, Parking-Visitor, Security Door |
| Parking Spaces | 2                                                 |
| Parking        | Heated, Stall, Underground                        |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                            |
| # of Stories      | 4                                                                                 |
| Stories           | 1                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 11th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 55 |
| Condo Fee      | \$400   |

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Listing information last updated on October 13th, 2025 at 8:47pm MDT