

## \$215,000 - 315 11808 22 Avenue, Edmonton

MLS® #E4434844

**\$215,000**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

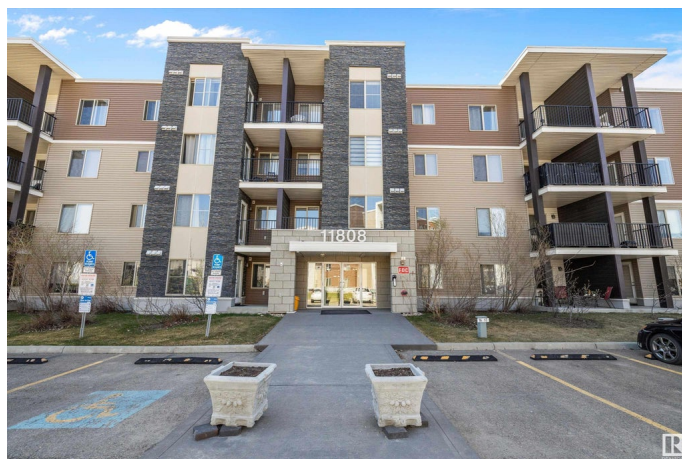
Rutherford (Edmonton), Edmonton, AB

**2 TITLED PARKING STALLS!** Welcome to this well-maintained 3rd-floor condo, ideally located near the upcoming Heritage LRT station in South Edmonton! Enjoy unmatched convenience with quick access to QE II, Anthony Henday Drive, and the airport. You'll love the walkability—just steps to Superstore and a wide range of shops, services, and dining options. This 2-bedroom, 2-bathroom unit is perfect for commuters, first-time buyers, or savvy investors. Stay comfortable year-round with ductless A/C in the living room. The open-concept layout features modern flooring throughout, in-suite laundry, a dining/flex area, and a private balcony. Two titled parking stalls—one heated underground and one energized surface—offer exceptional flexibility. With a prime location and practical features, this home is a smart choice for living or investing!

Built in 2011

### Essential Information

MLS® #	E4434844
Price	\$215,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759



Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	315 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 6th, 2025

Days on Market 3

Zoning Zone 55

Condo Fee \$387

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Listing information last updated on May 9th, 2025 at 1:47am MDT