

## \$219,900 - 115 11812 22 Avenue, Edmonton

MLS® #E4464549

**\$219,900**

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Quick Possession! Welcome to this spacious and stylish corner unit in the heart of Rutherford, SW Edmonton! Featuring 2 bedrooms + den, 2 full baths, and a generous patio, this main floor condo offers comfort, convenience, and privacy. Enjoy in-suite laundry, a few tasteful upgrades, and one underground parking stall with a secure storage shell. Whether you're a first-time buyer, downsizer, or investor, this unit presents excellent value in a growing community. Its desirable layout and location make it attractive for long-term rental or future resale. Close to parks, schools, shopping, and transit, this well-managed building offers lifestyle and potential in equal measure.

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464549          |
| Price          | \$219,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,056             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 115 11812 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Underground                  |

### Interior

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

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                    |
| Exterior Features | Airport Nearby, Fenced, Gated Community, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |

Condo Fee                    \$491

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Listing information last updated on November 6th, 2025 at 3:17am MST