

Courtesy Of Debbie A Smith Of RE/MAX Elite

\$225,000 - 110 11808 22 Avenue, Edmonton

MLS® #E4457023

\$225,000

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

All PETS and CHILDREN Welcome! Beautiful SPACIOUS suite with 2 bedrooms PLUS DEN with massive living room and Dining area that has a east sun-filled windows looking at greenspace! Open Design with MASSIVE Livingroom is what you will notice first!' This very lovely apartment is well taken care of and features Espresso Cabinetry with QUARTZ countertops, STAINLESS STEEL Appliances. Many Built-in white CABINETS in the office with DESK included. One is presently used as an additional PANTRY. The Primary retreat fits a KING SIZED BED walk through HIS & HERS Closets to the 5' SHOWER with Glass doors in the ENSUITE BATHROOM. 2nd spacious bedroom, 4 pce 2nd full bathroom are well separated. Upgraded front load WASHER and DRYER ensuite too. You will enjoy PATIO with nice VIEWS! The titled UNDERGROUND PARKING has EXTRA SPACE to make parking a breeze witjavascript:;h BIG STORAGE LOCKER for luggage and extras. Close to SCHOOLS, AIRPORT Highway 2 QUICK access and ALL AMENITIES! SHOWS AMAZING!! Builder sqft is 981 ft2

Built in 2011

Essential Information

MLS® # E4457023

Price \$225,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	110 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Parking-Visitor, Secured Parking, Storage-Locker Room, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Wood, Brick, Stone, Vinyl
----------	---------------------------

Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	23
Zoning	Zone 55
Condo Fee	\$491

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 3rd, 2025 at 9:32am MDT