

## \$183,900 - 408 11808 22 Avenue, Edmonton

MLS® #E4439591

**\$183,900**

2 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

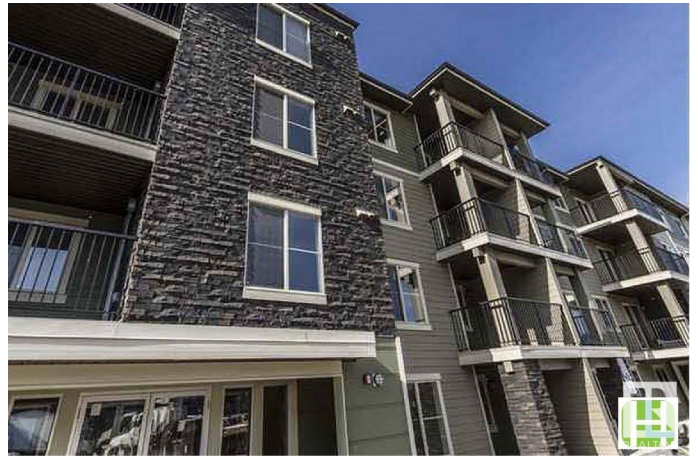
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. PENTHOUSE 2 bedroom in prestigious Rutherford at Heritage Landing. South-facing with total privacy—no buildings obstructing the view! This modern unit features a sleek kitchen with an extended granite countertop and bar seating, rich wood cabinetry, stainless steel fridge, stove, over-the-range microwave, and dishwasher. The kitchen pantry has built-in shelving. The open-concept layout flows from kitchen to spacious dining and living areas with laminate flooring, air-conditioning, and natural light pouring in through the balcony door. Enjoy the convenience of an in-suite front-loaded stacked washer and dryer. Bedrooms are well-separated for privacy. The primary bedroom includes a cozy sitting area, pass-through closet, and access to the bathroom, which features a handy above-toilet cabinet for extra storage. One separately titled underground parking stall is included. Priced below assessed value.

Built in 2011

### Essential Information

MLS® # E4439591

Price \$183,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Vinyl Windows
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Park/Reserve, Picnic Area, Stream/Pond

Roof	Tar & Gravel
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	8
Zoning	Zone 55
Condo Fee	\$336

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Listing information last updated on June 7th, 2025 at 11:47am MDT