

\$149,500 - 207 11820 22 Avenue, Edmonton

MLS® #E4454351

\$149,500

1 Bedroom, 1.00 Bathroom, 527 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Rare & Move-In Ready! Don't miss this exclusive opportunity- the only 1-bedroom condo currently for sale in the highly desirable Heritage Landing building! This 527 sq ft open-concept suite has been recently freshly painted and boasts espresso colour cabinetry , white quartz countertops , newer stainless steel appliances, upgraded new lighting, and new stylish window coverings—perfect for modern living. Recent upgrades also include oversized washer and dryer and brand-new slim microwave hood fan. Step outside to your private balcony, ideal for morning coffee or evening relaxation. The underground titled parking spot adds convenience, while the pet-friendly building means your furry friend is welcome too. Enjoy low-maintenance living in this secure, well-managed complex featuring VERY LOW CONDO FEES (water & heat included) and a HEALTHY RESERVE FUND . Located in Rutherford, you're just minutes from transit, shopping, schools, and major highways—an unbeatable location for commuters and investors alike.



Built in 2011

Essential Information

MLS® #	E4454351
Price	\$149,500

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	207 11820 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door
Parking	Heated, Parkade, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	33
Zoning	Zone 55
Condo Fee	\$248

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