

## \$191,900 - 314 11808 22 Avenue, Edmonton

MLS® #E4456995

**\$191,900**

2 Bedroom, 2.00 Bathroom, 765 sqft

Condo / Townhouse on 0.00 Acres

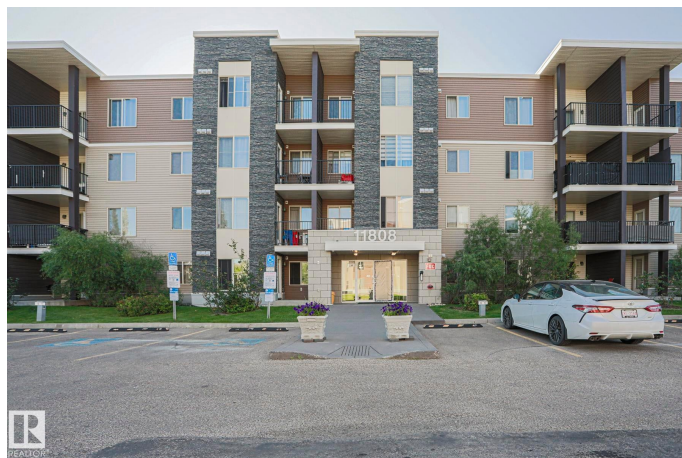
Rutherford (Edmonton), Edmonton, AB

This condo is located in the complex of HERITAGE LANDING in the desired community of RUTHERFORD. When entering this condo, you come to an OPEN CONCEPT layout with a large living room, dining area and a kitchen with all your essential appliance and a BREAKFAST BAR. There is an additional FLEX SPACE that can be used as an office. The master bedroom features a walkthrough closet and ENSUITE bathroom. There is an additional bedroom and a full bathroom. Enjoy the summers on your dedicated BALCONY and the convenience of in-suite laundry and your own TITLED underground parking stall. This complex is close to all amenities including shopping, restaurants, schools, public transportation and major roadways like ELLERSLIE and ANTHONY HENDAY.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456995  |
| Price          | \$191,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 765       |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 11808 22 Avenue   |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2A2               |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking   | Underground                                                            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, Finished                                                   |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 68                   |
| Zoning         | Zone 55              |

Condo Fee                      \$375

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Listing information last updated on November 17th, 2025 at 4:47pm MST