

Courtesy Of Max Segal and Chris Barnard Of Real Broker

## \$235,000 - 118 11808 22 Avenue, Edmonton

MLS® #E4428396

**\$235,000**

2 Bedroom, 2.00 Bathroom, 967 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Heritage Landing in Edmonton! This stunning 1,000 sq. ft. main-floor condo offers 2 spacious bedrooms and 2 full bathrooms, including a private ensuite in the primary suite. The open-concept layout features beautiful hardwood floors throughout the main living areas, creating a warm and inviting atmosphere. Stay comfortable year-round with air conditioning, perfect for hot summer days. The modern kitchen boasts ample cabinetry, sleek countertops, and a breakfast bar. Enjoy the convenience of in-suite laundry, plus access to your private patio. Located in a well-maintained complex near parks, shopping, and transit, this unit is ideal for first-time buyers, downsizers, investors, or those looking for low maintenance living!

Built in 2011

### Essential Information

MLS® #	E4428396
Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.00
Year Built	2011



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

### Community Information

Address	118 11808 22 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### Amenities

Amenities	Air Conditioner, No Smoking Home, Parking-Visitor, Patio, See Remarks
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 1st, 2025
Days on Market	2

Zoning	Zone 55
Condo Fee	\$497

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Listing information last updated on April 3rd, 2025 at 3:18pm MDT