

# \$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 | 28                |
| Zoning         | Zone 55           |
| Condo Fee      | \$248             |

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 September 19th, 2025 at 6:17am MDT