

\$239,900 - 102 11812 22 Avenue, Edmonton

MLS® #E4420249

\$239,900

2 Bedroom, 2.00 Bathroom, 972 sqft
Condo / Townhouse on 0.00 Acres

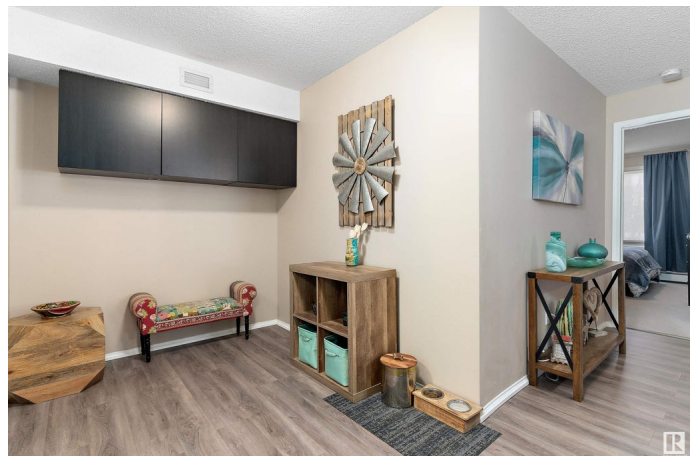
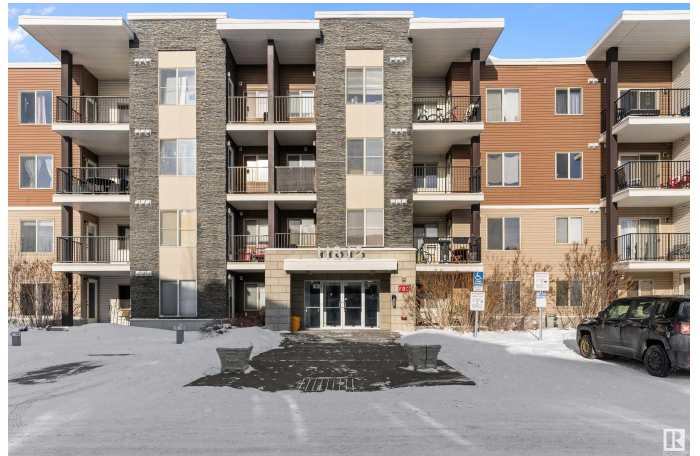
Rutherford (Edmonton), Edmonton, AB

Welcome to Heritage Landing â€” a beautifully maintained complex in a prime location near all major amenities! This immaculate 2-bedroom, 2-bathroom unit sits in one of the most desirable spots in the development. A spacious entry welcomes you with brand-new vinyl plank flooring, leading past a built-in computer alcove to the open-concept living area. The kitchen features granite countertops, SS appliances, white cabinetry, and an upgraded coffee counter with extra storage. The bright living room offers patio doors to a private balcony. Highlights include a charming primary suite with a 3-pc ensuite and walk-through closet, a second bedroom, a full bath, and in-suite laundry. Enjoy A/C in the main living space, a private corner location with serene greenspace views, and 2 titled parking stalls (underground & surface)! A perfect trifecta of size, location & upgrades!!

Built in 2011

Essential Information

MLS® #	E4420249
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	972



Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	102 11812 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, Security Door, Storage Cage
Parking Spaces	2
Parking	Heated, Parking Pad Cement/Paved, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed February 4th, 2025

Days on Market 37

Zoning Zone 55

Condo Fee \$503

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 March 12th, 2025 at 11:02pm MDT