

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

MLS® #E4420249

\$239,900

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

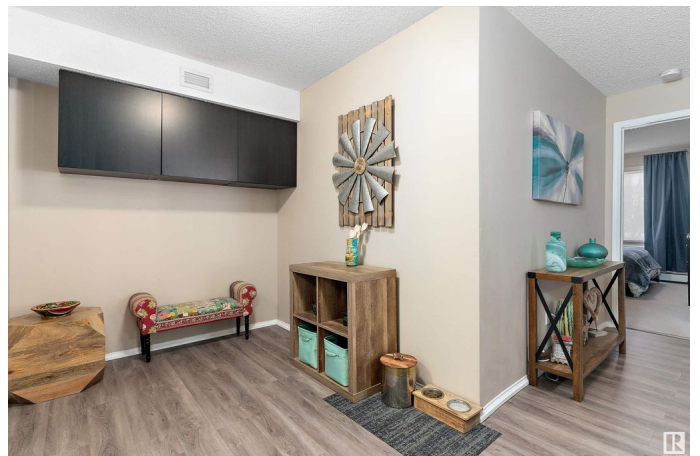
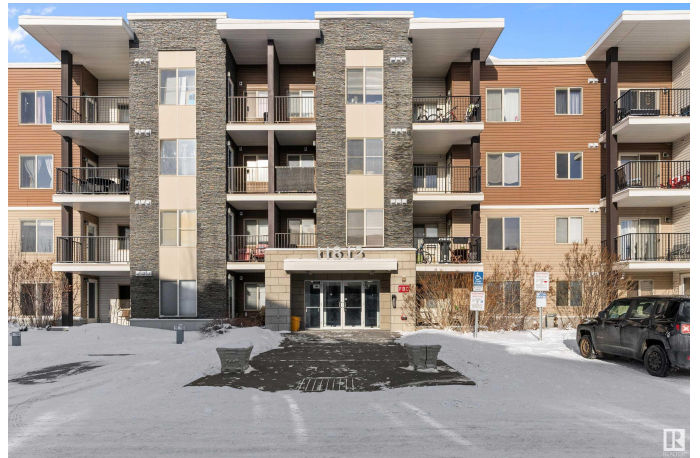
Rutherford (Edmonton), Edmonton, AB

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 38

Zoning Zone 55

Condo Fee \$503

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Listing information last updated on March 14th, 2025 at 12:47pm MDT