

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

MLS® #E4420249

\$239,900

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

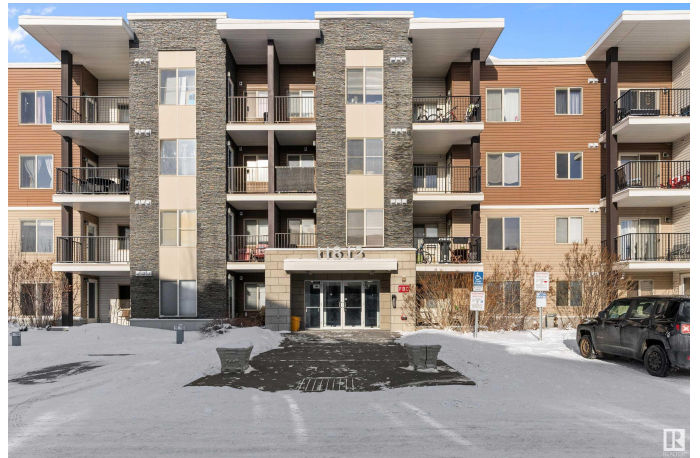
Rutherford (Edmonton), Edmonton, AB

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 7:17am MDT