

# \$154,900 - 207 11820 22 Avenue, Edmonton

MLS® #E4454351

**\$154,900**

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 coveringsâ€”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 LOW CONDO FEES (heat & water included) ,keyless entry and elevators. Located in Rutherford, you're just minutes from transit, shopping, schools, and major highwaysâ€”an unbeatable location for commuters and investors alike.

Built in 2011

## Essential Information

MLS® # E4454351

Price \$154,900



|                |                        |
|----------------|------------------------|
| 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 | 1                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$248             |

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Listing information last updated on August 23rd, 2025 at 8:17am MDT