

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

MLS® #E4420249

**\$239,900**

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

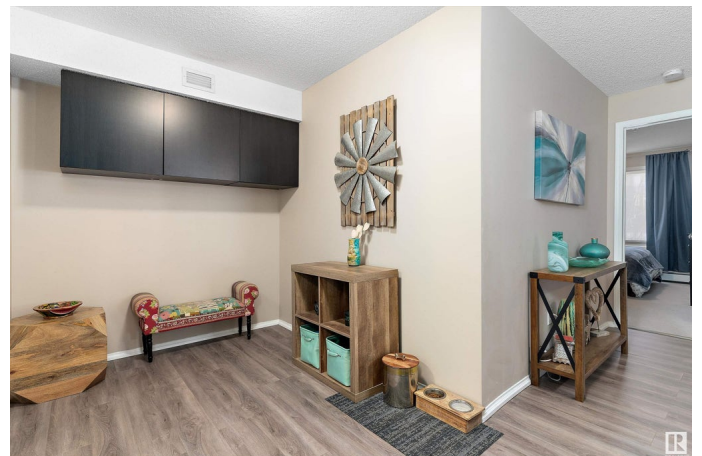
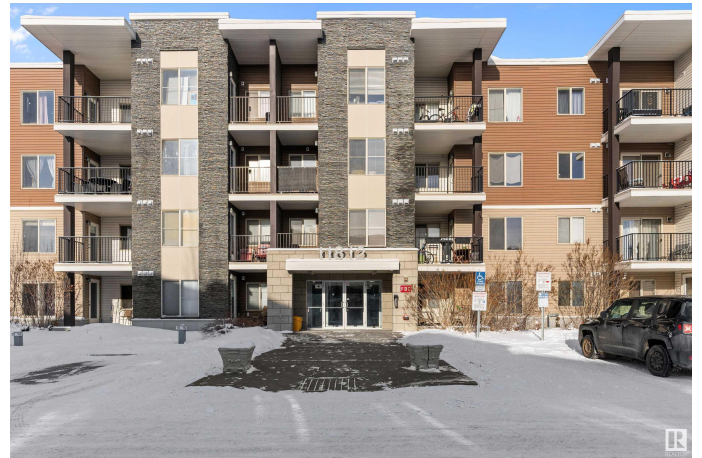
Rutherford (Edmonton), Edmonton, AB

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 36

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 6:32pm MDT