

Courtesy Of Ken Healey Of Re/max Elite

# **\$225,000 - # 415 11816 22 Avenue, Edmonton**

MLS® #E4147922

## **\$225,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft  
Condo / Townhouse on 0 Acres

Rutherford, Edmonton, AB

Enjoy the peace and quiet of Penthouse living... this bright corner unit feels as if it is without neighbours. Simply turn the key and love coming home! Freshly updated with paint and brand new carpet throughout, there is nothing to do except invite your family over for your house warming party. Entertaining will be a delight as friends gather around the striking granite counters while you serve drinks & appetizers from your stainless steel appliances. Lounge around in the spacious living room where you can watch your biggest TV. Stay cool with convenient air conditioning or relax on the corner balcony with your morning coffee. The king sized master bedroom features a walk through closet & gorgeous 4 piece ensuite bath. The 2nd bedroom is generous in size & ideal for guests/kids. The den allows for a home office where you can plan your rise to the top! Two titled underground parking stalls means that you do not have to fight with your spouse for VIP parking. Great location with easy access to everything!

Built in 2011

## **Essential Information**

MLS® #	E4147922
Price	\$225,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,012
Acres	0.02
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### **Community Information**

Address	# 415 11816 22 Avenue
Area	Edmonton
Subdivision	Rutherford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A2

### **Amenities**

Features	Handicap Access, Laundry-In-Suite, Parking-Visitor, See Remarks
Parking	Heated, Stall, Underground

### **Interior**

Interior	Carpet, Ceramic Tile
Interior Features	Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Dishwasher-Built-In, Dryer, Hood Fan
Heating	Hot Water
Basement	No Basement, None
# of Stories	4

### **Exterior**

Exterior	Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Condo Fee            \$411

Listing information last updated on July 19th, 2019 at 3:46am MDT