



Virtually Staged

Edmonton **Rutherford (Edmonton)** **LP: \$210,000**
 #101 11804 22 AV SW T6W 2A2 **SP:** 

Listing ID # E4493764 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment **Sold Date**
Year Built 2011 **Bedrooms Above** 2
Full Baths 2 **Bedrooms Total** 2
Half Baths 0 **Basement** None
Total Baths 2.0 **Basement Dev** No Basement
Tot Flr AG SqFt 967.04 **Tot Flr AG SqM** 89.84

URL-Virtual Tour **URL-Brochure**

Welcome! The LARGEST floor plan END UNIT in the building, this spacious 2 BDRM, 2 full-bath condo offers well-designed living space for your comfort & convenience. Only 1 shared wall! Recently UPDATED with NEW luxury vinyl plank, fresh paint, & NEW baseboards, the home feels modern, bright, & move-in ready. An oversized large welcoming entry enhances the open feel & provides plenty of space for a mudroom setup. The kitchen features GRANITE countertops & lots of counterspace. BDRMS in opposite corners for ideal privacy. Enjoy the convenience of IN-SUITE LAUNDRY with added storage & 2 UNDERGROUND HEATED titled PARKING STALLS! Pet lovers will appreciate the direct exterior access to the large balcony from the main, making daily walks & outdoor time easy. Designated greenspace just steps away adds exceptional convenience- uncommon & highly desirable feature in condo living. Facing west for beautiful afternoon sun, the unit is warm & inviting. Key fob security & CCTV for your comfort. Tons of close amenities!

Directions

Living Room	4.01x3.59	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.38x3.37	M	Bedroom 4			1	4	M	Yes	Main		
Kitchen	3.87x2.46	M	Laundry Room	2.66x1.20	M	2	4	M	No	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.78x3.37	M				6				Tot Flr AG	89.84	967.04
Bedroom 2	3.45x3.13	M				7				# Finished	1	

Heat Source Natural Gas
Heat Type Baseboard
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Vinyl
Flooring Vinyl Plank
Features Intercom, No Smoking Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, Vinyl Windows

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape **Front Exposure** West
Lot Size SqM 94.03 **F x D (m)** x
Zoning
Tax Amount \$1,890.92 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

Warranty

Site Features Airport Nearby, No Through Road, Public Transportation, Schools, Shopping Nearby

Fireplace
FP Fuel
FP Type

Parking Double Indoor, Heated, Underground

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Road Access Paved

Park Encl/Tot 2 / 2 **Garage Dim**

Condo Name Heritage Landing
Condo Fee \$515.33 **Fee Schedule** Monthly
Fee Includes Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer

Floor Location Ground **Floor#** 1
#Floors in Build 4 **Elevator** Yes
Balcony/Terrace Yes **Min Age**
Titled Storage No
Parking Type Titled
Unit Exposure W