



## 11820 22 Avenue 411 Edmonton AB

\$179,900

TOP-FLOOR 2-BEDROOM CONDO in the community of Rutherford! This fantastic unit is perfectly situated near shopping, public transportation, and excellent local amenities. The spacious living room opens to a large balcony with serene greenspace views, while the kitchen features granite countertops and plenty of room for meal prep. Enjoy the convenience of a BRAND NEW LG STACKING WASHER/DRYER and the comfort of an underground heated parking stall. With a low condo fee of just \$317.82, covering heat, water, and sewer, this property is an incredible investment opportunity--whether you're looking to rent it out or make it your own and stop paying rent!

Listing Presented By:



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