



## 11816 22 Avenue 301 Edmonton AB

\$239,999

Exciting opportunity for first-time buyers or investors in RUTHERFORD! This CORNER UNIT offers 2-beds, 2-baths, in-suite laundry with storage, & plenty of natural light. Move-in ready with fresh paint, new flooring, new baseboards, extra kitchen cabinetry, ceramic tiles, air conditioning unit, & backsplash upgrades. Inviting entry, double guest closet, & a versatile office/study area. Primary room with ensuite & walk-thru closet, second bed with adjacent bath & double closet. Open-concept layout with a lot of space for your furnishings. Modern gallery kitchen with Espresso Cabinets, Stainless Steel appliances, & sleek Black Granite countertops. Relax or BBQ on the large covered balcony. Includes 1 titled UNDERGROUND PARKING stall. Conveniently located near shops, grocery stores, banks, & schools!

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals

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