



## 11816 22 Avenue 106 Edmonton AB

\$224,800

Welcome to this beautiful condo unit with 3 highly demanded parking stalls in the vibrant neighborhood of Rutherford! Offering over 830 sq ft of living space, this unit features 2 bedrooms, 2 full baths, and a large den with built-in bookshelves. Enjoy a spacious patio with rough-in AC wiring, perfect for outdoor relaxation. Parking stalls include 1 titled underground, 1 titled surface, and 1 assigned surface, plus a heated storage locker in the parkade. The interior boasts laminate flooring in the living and dining areas and den, with cozy carpet in the bedrooms. The modern kitchen comes with stainless steel appliances and granite countertops. Luxuriate in the soaker tubs found in both bathrooms. Low condo fees make this a great investment or first home. Close proximity to all amenities, comfort and style await you in this exceptional Rutherford condo.

Listing Presented By:



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