

Courtesy Of Jonathan C Hull Of 2% Realty Pro

\$255,000 - 11359 22 Avenue, Edmonton

MLS® #E4423415

\$255,000

3 Bedroom, 1.50 Bathroom, 1,244 sqft
Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

AMAZING fully renovated townhouse facing Skyrattler park. This complex and unit have been lovingly maintained with windows, vinyl fencing, luxury vinyl flooring throughout, trim, paint, cabinetry, appliance, bathrooms, hardware and tile. Spacious entry with built in desk, sun drenched living room with park views, updated kitchen, 3 bedrooms, rec room and storage in the basement. The neighborhood is fantastic with easy proximity to 111st. Heritage Shopping, LRT, Blackmud Creek Ravine, Schools, YMCA and park and playground outside your door. The townhouse features reasonable condo fees, fenced yard, 1 outside parking stall. This one is a Winner!!!



Built in 1979

Essential Information

MLS® #	E4423415
Price	\$255,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	1979
Type	Condo / Townhouse

Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11359 22 Avenue
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 4V5

Amenities

Amenities	See Remarks
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	Zone 16
Condo Fee	\$417

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on March 14th, 2025 at 8:02pm MDT