

## \$270,000 - 11399 22 Avenue, Edmonton

MLS® #E4433536

**\$270,000**

4 Bedroom, 1.50 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Charming 4-Bedroom townhouse near parks, schools, shopping & transit! Make the dream of home ownership a reality in this lovingly maintained, spacious townhouse in a friendly, well-managed complex. The main floor has a large living room with gleaming hardwood, spacious kitchen with dining space, a half bath, and flex room with a door leading to the back yard. Bring your green thumb, because there's room to do a little gardening! Upstairs are 3 bedrooms, including a sizeable primary bedroom with two closets - a large linen closet, and a bathroom with a walk-in shower. The basement is also finished with an extra bedroom, cozy family room, storage and laundry. Close to Blackmud Creek Ravine, YMCA, park and schools, with quick access to the Henday and convenient public transportation, this home is perfect for families, students, or professionals alike, and this townhouse is a true gem in a fantastic community!

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433536  |
| Price     | \$270,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,254             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11399 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Skyrattler      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4V8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 16          |
| Condo Fee      | \$417            |

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Listing information last updated on May 12th, 2025 at 6:32pm MDT