

## \$255,000 - 11395 22 Avenue, Edmonton

MLS® #E4439664

**\$255,000**

3 Bedroom, 1.50 Bathroom, 1,251 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Very well maintained by original owner - evident pride of ownership! Spacious 2 story townhouse with 3 bedrooms up. Bathroom on main & upper (walk-in shower).

Upgrades/improvements include windows/doors; solid maple kitchen cabinets with Granite countertop; and central A/C. Main floor has a large "flex" area at back entrance, large living room, Kitchen/dining area, and 2 piece bathroom. Upper features a very large Primary bedroom, 3 piece bath, and 3 good sized bedrooms. Basement is undeveloped. Central vac system, water softener, and High efficiency furnace. Well managed complex with very reasonable condo fees. Close to schools, shopping, restaurants, Blackmud Creek Ravine walking trails, YMCA, & LRT. Great access to Anthony Henday & Whitemud Drive. Development is adjacent to playground for families with children.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439664  |
| Price      | \$255,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,251             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11395 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Skyrattler      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4V8         |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Air Conditioner |
| Parking   | Stall           |

### Interior

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                               |
| Stories      | 2                                                                                                       |
| Has Basement | Yes                                                                                                     |
| Basement     | Full, Unfinished                                                                                        |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stucco                                            |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Flat, Cedar Shakes, Unknown                             |
| Construction      | Wood, Stucco                                            |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$417   |

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Listing information last updated on June 17th, 2025 at 5:32am MDT