

## \$425,000 - 11806 21 Avenue, Edmonton

MLS® #E4441636

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Ideal for young families or first-time buyers, this charming three-bedroom, two-and-a-half-bath half duplex offers comfort, convenience, and a fantastic location in Rutherford. The open-concept main floor is bright and welcoming, featuring nine foot ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The kitchen boasts a large island with seating, ample cabinetry, a corner pantry, and a sunny dining nook with access to the beautiful backyard deck—perfect for outdoor entertaining. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet and sliding door access to the four-piece bathroom. The upper floor also includes convenient laundry with a built-in pull-down ironing board. The fully finished basement adds a large rec room, a full three-piece bathroom, and extra storage. Enjoy a fully fenced yard, an attached garage, and easy access to schools, transit, shopping, parks, and major roadways. Move-in ready!

Built in 2006

### Essential Information

MLS® # E4441636

Price \$425,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,354         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11806 21 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0E4               |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Johnny Bright School     |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 55         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 15th, 2025 at 2:32pm MDT