

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

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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	9
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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