

\$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	3
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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