

\$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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 55 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 17th, 2025 at 12:17am MDT