

## \$425,000 - 11819 21 Avenue, Edmonton

MLS® #E4436650

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this immaculate 2-storey half duplex in the family-friendly community of Rutherford! Step inside to an open concept floor plan with neutral tones that create a clean, modern feel throughout. The kitchen boasts granite countertops, stainless steel appliances, a large pantry with ample cupboard space and pull up bar area. It opens into a bright dining nook and a spacious living room with a corner fire place. Large windows that fill the space with natural light. Patio doors lead to a deck & pergola, perfect for summer BBQs. Upstairs you'll find a generous primary bedroom with a huge walk-in closet and 4-piece ensuite, plus two more spacious bedrooms, a bonus room, and a full bath. The finished basement includes a bedroom, living area, and a rare walk-through closet connecting to another full bath. Single attached garage complete the home. Located near golf, trails, transit, and with easy access to the Anthony Henday and airport. This home is truly a must-see!

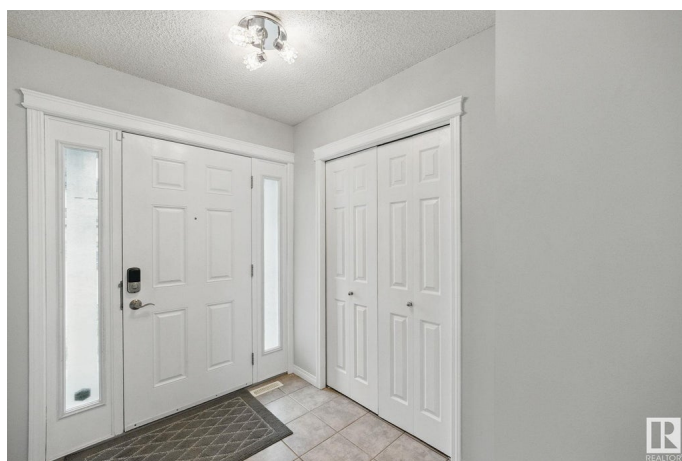
Built in 2007

### Essential Information

MLS® # E4436650

Price \$425,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,546
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11819 21 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E4

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on May 25th, 2025 at 2:02am MDT