

\$390,000 - 11836 21 Avenue, Edmonton

MLS® #E4425078

\$390,000

3 Bedroom, 1.50 Bathroom, 1,375 sqft
Single Family on 0.00 Acres

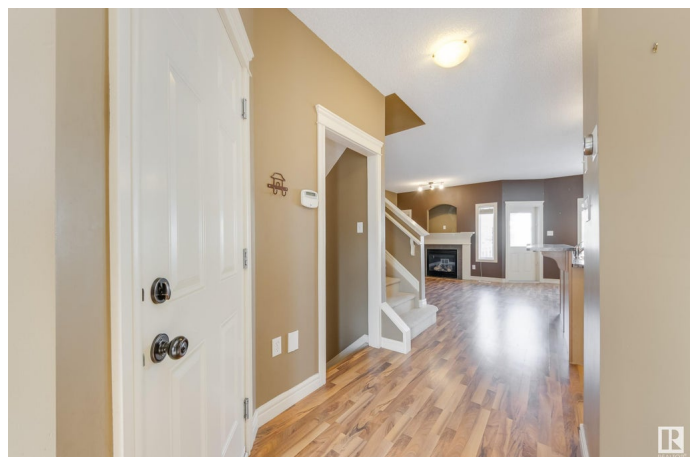
Rutherford (Edmonton), Edmonton, AB

Rutherford is calling! Great opportunity with this 2007, 2-storey half duplex under \$400K! At 1375 sq ft its large enough to fit your growing family or become a perfect investment property. Desirable open concept layout on the main floor, featuring spacious living room with gas FP, kitchen with corner pantry and island with eat-up bar, and an ample dining space with access to the back deck! A convenient 2pc bath for your guests and access to the attached single garage also on the main floor. Upstairs you'll find a good-sized primary bedroom with attractive French doors, large windows, access to the 4pc bath, and w/l closet also with window! 2 other bedrooms, one with another w/l closet, and desirable 2nd floor laundry complete this level. The basement is already mostly finished with a large rec/family room! Add a bathroom if you like, and there is also space for a 4th bedroom or home office if desired. A fully fenced yard is all ready for pets. Excellent neighbourhood!!

Built in 2006

Essential Information

MLS® #	E4425078
Price	\$390,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11836 21 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C9

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Public

	Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on March 13th, 2025 at 9:31pm MDT