

Courtesy Of Catherine Ta Of Real Broker

## \$549,000 - 11936 21 Avenue, Edmonton

MLS® #E4428962

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,763 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Run, Don't Walk! This meticulously maintained home is what you've been waiting for. The Fully finished home with 3+1 bedrooms, 3.5 baths, double attached garage and a bonus room comes complete with a backyard oasis any gardener would appreciate. Lounge around in the summer on your big deck and enjoy some s'mores around the fire pit. Make this summer an unforgettable one in your new home. With schools, Superstore and other shops just a quick 5 min walk away, along with many walking trails, enjoy the outdoors in a safe urban neighborhood.

Built in 2006

### Essential Information

MLS® #	E4428962
Price	\$549,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,763
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### **Community Information**

Address	11936 21 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C9

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Washer, Window Coverings
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, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Johnny Bright
Middle	Johnny Bright

High

Dr. Anne Anderson

**Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning Zone 55



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Listing information last updated on April 7th, 2025 at 11:47pm MDT