

## **\$415,000 - 11842 21 Avenue, Edmonton**

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MLS® #E4433973

**\$415,000**

3 Bedroom, 1.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**PRICED to SELL & NO CONDO FEES!**

Welcome to this renovated 1,527 sqft 2 storey

Half Duplex home in the heart of Rutherford!

This spacious home boasts a very functional floor plan on both levels. Main floor has an open concept design featuring a spacious foyer, a living room with a gas fireplace plus a TV niche. FRESH paint throughout. Kitchen has BRAND NEW quartz countertops, appliances and a corner pantry. Upstairs, you'll find a large BONUS room w/ a vaulted ceiling & a computer area. Primary bedroom has a walk-through closet with a cheater door to the 4pc main bath. TWO more good sized bedrooms on this level. Close to schools, parks, and transit. Walking distance to Heritage Town Centre.

Built in 2006

### **Essential Information**

MLS® #	E4433973
Price	\$415,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,527
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11842 21 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C9

### Amenities

Amenities	Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### School Information

Elementary	Johnny Bright School
Middle	Johnny Bright School

High Dr. Anne Anderson School

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 1

Zoning Zone 55



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