

## \$429,800 - 11842 21 Avenue, Edmonton

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MLS® #E4431641

**\$429,800**

3 Bedroom, 1.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

NO CONDO FEES! Welcome to this upgraded 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. Brand new carpet. Close to schools, parks, and transit. Walking distance to Heritage Town Centre.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431641  |
| Price          | \$429,800 |
| 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 April 18th, 2025  
Days on Market 1  
Zoning Zone 55



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Listing information last updated on April 19th, 2025 at 4:32pm MDT