

## \$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. Inside, enjoy the luxury of A/C in your home. Make this summer an unforgettable one. 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      13

Zoning                Zone 55

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