

## \$539,000 - 11936 21 Avenue, Edmonton

MLS® #E4428962

**\$539,000**

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          | \$539,000              |
| 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 40

Zoning Zone 55

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Listing information last updated on May 13th, 2025 at 9:17pm MDT