

# **\$415,000 - 11908 21 Avenue, Edmonton**

MLS® #E4432140

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,365 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Air-Conditioned Comfort! Beautiful 3 Bed, 2.5 Bath Half-Duplex in Prime Rutherford Location! Well-maintained unit featuring CENTRAL A/C, single attached garage with EV CHARGER, and a FULLY FINISHED BASEMENT. Recent updates include NEWER APPLIANCES SUCH AS FRIDGE, DISHWASHER, MICROWAVE, WASHER & DRYER; NEW QUARTZ COUNTERTOPS IN THE KITCHEN AND UPPER FLOOR BATHROOM SINK; NEW CEILING LIGHT FIXTURE IN THE DINING ROOM; NEW EV CHARGER in the garage and a furnace tune-up completed in 2024. Main floor offers an open-concept living room with fireplace, Laminate flooring, and a bright dining area with side windows. Patio door leads to a private deck and fenced backyard. Upper level has 3 spacious bedrooms, including a primary bedroom with walk-in closet and a 4pc Dual-access Bathroom. Basement includes a full bath and a large family room. Excellent locationâ€”walking distance to Superstore, new shopping plaza, and schools (K-12). Close to parks, trails, transit, and upcoming LRT station. Move-in ready!

Built in 2006

## **Essential Information**

MLS® #

E4432140



Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,365
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11908 21 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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