

Courtesy Of Catherine Ta Of Real Broker

## \$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 15

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:17pm MDT