Courtesy Of Brittany M Primeau Of KIC Realty

$599,900 - 11732 18 Avenue, Edmonton

MLS® #E4449901

$599,900
3 Bedroom, 2.50 Bathroom, 2,164 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Step into this beautiful 3-bedroom, 2.5-bathroom home on a spacious pie-shaped lot in one of the cityâ€™s most desirable neighbourhoods. With an open-concept main floor perfect for entertaining and family living, this home offers both style and function in every corner. Upstairs, a versatile bonus room provides the perfect space for a home office, playroom, or cozy movie nights. The large primary suite is a true retreat, featuring his and her walk-in closets and a 5-piece ensuite with dual sinks, a soaking tub, and a separate shower. Enjoy the outdoor space in your fully fenced backyard, ideal for summer BBQs and letting the kids or pets roam safely. Located steps from schools, transit, and shopping, this home offers convenience, comfort, and a lifestyle you'll love coming home to.

Built in 2012

Essential Information

MLS® #	E4449901
Price	$599,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,164
Acres	0.00

Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11732 18 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E7

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 26th, 2025
Days on Market	58
Zoning	Zone 55

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