

## \$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 city'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 18

Zoning Zone 55

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Listing information last updated on August 13th, 2025 at 4:32pm MDT