

# **\$625,000 - 11535 16 Avenue, Edmonton**

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MLS® #E4443346

**\$625,000**

5 Bedroom, 3.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

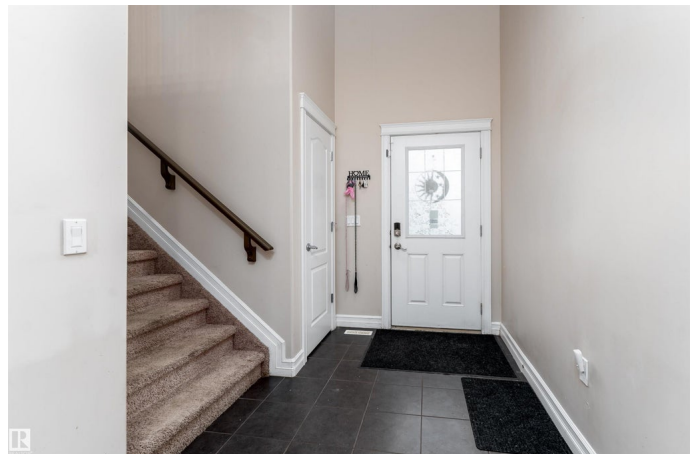
Get Inspired in Rutherford! Welcome to your perfect move in ready family home. This spacious and beautifully maintained two storey offers just over 3000 square feet of living space in one of Edmonton's™ most sought after communities. Step inside to an open concept main floor featuring a stylish kitchen with rich dark cabinetry, stainless steel appliances and a large island for cooking and gathering. The cozy living room with gas fireplace flows into a bright dining area that leads to your deck and gazebo and a fully fenced southwest facing yard. A main floor den and half bath add functionality to the layout. Upstairs you will find a luxurious primary suite with a soaker tub, glass shower, double sinks and walk in closet. A huge bonus room, two more large bedrooms, full bath, and brand new laundry complete the upper floor. The finished basement includes two massive bedrooms, full bath and vinyl plank floors. Truly remarkable! Located on a quiet street and just a short walk to schools and parks. Turn Key!

Built in 2011

## **Essential Information**

MLS® #                      E4443346

Price                        \$625,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,401
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11535 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z9

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	76
Zoning	Zone 55

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Listing information last updated on September 3rd, 2025 at 8:32am MDT