

## \$660,000 - 11535 16 Avenue, Edmonton

MLS® #E4443346

**\$660,000**

5 Bedroom, 3.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

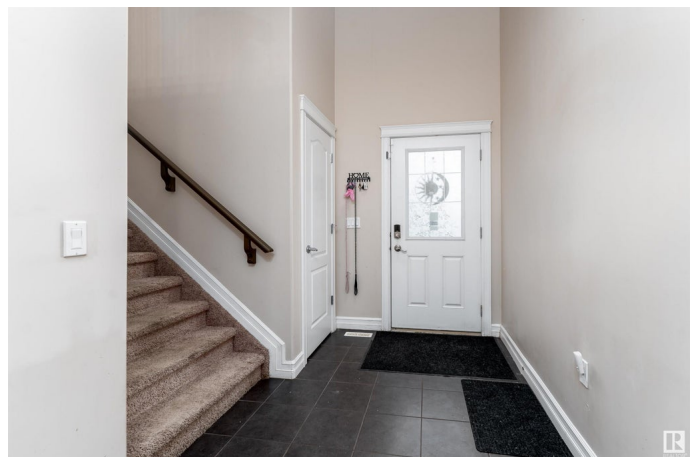
Get Inspired in Rutherford! Welcome to your perfect move in ready family home. This spacious and beautifully maintained two storey offers just over 3000 square feet of living space in one of Edmonton's most sought after communities. Step inside to an open concept main floor featuring a stylish kitchen 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 \$660,000



|                |                        |
|----------------|------------------------|
| 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<br>Smoke, Gazebo, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,<br>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 |
|----------|--------------------|

|                   |  |
|-------------------|--|
| 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 | 7               |
| 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 June 26th, 2025 at 3:48pm MDT