# \$599,900 - 11605 16a Avenue, Edmonton

MLS® #E4445832

### \$599.900

4 Bedroom, 3.50 Bathroom, 1,962 sqft Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Awesome Rutherford location, close to schools and parks with great shopping and amenities close by. Spacious foyer welcomes you into this nicely upgraded and lovingly maintained home. Hardwood and tile floors on main; Large great room with cozy gas fireplace; dining room has a garden door leading to the tiered decks and backyard living space. The kitchen has a large island with dramatic curved quartz counter top. Walk through pantry for lots of extra storage. Laundry, mud room & half bath complete this level. The second floor has a large bonus family room, primary suite with TWO walk-in closets, window seat and luxurious ensuite with jetted tub! Two more large bedrooms and a second full bath are located here. The lower level is perfect for entertaining with a large rec. rm. and a wet bar area that could be a second kitchen. Lots of storage, a FOURTH bedroom and a FOURTH bathroom complete this level. Air conditioned for year round comfort.

Built in 2011

# **Essential Information**

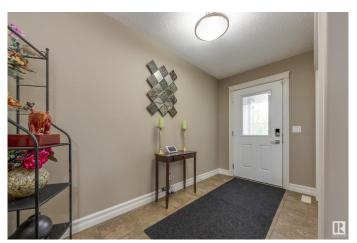
MLS® # E4445832 Price \$599,900

Bedrooms 4

Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,962 Acres 0.00 Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11605 16a Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1Y3

## **Amenities**

Amenities Air Conditioner, Deck

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator,

Stove-Gas, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 3

Zoning Zone 55

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Listing information last updated on July 5th, 2025 at 5:02pm MDT