

## \$569,900 - 11605 16a Avenue, Edmonton

MLS® #E4453498

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,962 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Step into this beautifully updated 4-bed, 3.5-bath home in Rutherford with nearly 1962 sq ft of elegant living space. A welcoming foyer opens to rich hardwood and tile floors, a bright great room with a cozy gas fireplace, and garden doors leading to tiered decks and a landscaped yard with BBQ gas line. The chef's kitchen impresses with a dramatic curved quartz island, walk-through pantry, and gas line for a stove. A mudroom, laundry, and half bath complete the main level. Upstairs features a sunlit bonus room, two spacious bedrooms, a full bath, and a serene primary suite with two walk-in closets, window seat, and spa ensuite with jetted tub. The finished basement offers an expansive rec room, wet bar with second kitchen potential, bedroom, bath, and storage. Central A/C, a double attached garage with shelving, and walking distance to schools and shopping complete this fantastic home.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453498  |
| Price      | \$569,900 |
| 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            August 18th, 2025  
Days on Market      11  
Zoning                Zone 55

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