

\$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	10
Zoning	Zone 55

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