

## \$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                4

Zoning                            Zone 55

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Listing information last updated on July 6th, 2025 at 11:32am MDT