

## \$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

Zoning Zone 55

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