

## \$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                11

Zoning                            Zone 55

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