

\$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

Step into a spacious and inviting foyer that sets the stage for this fantastic Rutherford home. The main floor showcases rich hardwood and elegant tile flooring. A bright and open great room features a cozy gas fireplace, flowing seamlessly into the dining area with garden door access to tiered decks and a beautifully landscaped backyard. The kitchen is a standout with its dramatic curved quartz island and walk-through pantry offering abundant storage. A convenient mudroom, laundry area, and stylish half bath complete this level. Upstairs, a generous bonus room adds versatile living space. The impressive primary suite offers two walk-in closets, a charming window seat, and a luxurious ensuite with a jetted tub. Two more spacious bedrooms and a full bathroom are also located here. The fully finished basement boasts a large rec room, wet bar area with second kitchen potential, a fourth bedroom, full bathroom, and ample storage. Central air ensures 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	34
Zoning	Zone 55

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