

# \$599,000 - 11507 16 Avenue, Edmonton

MLS® #E4446425

**\$599,000**

4 Bedroom, 3.50 Bathroom, 2,117 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to 11507 16 Ave SW in Rutherford-one of SW Edmonton's most sought-after communities. This beautiful 2100+ sqft home sits on a quiet street with a sunny south backyard and large windows that flood the space with natural light. Step into a spacious foyer perfect for welcoming guests, then the open-concept main floor will impress you with a bright living room with a gas fireplace, connecting seamlessly to the kitchen and dining area—modern and practical. There's also a separate laundry room, half bath, and a generous mudroom on this level. Upstairs offers three large bedrooms plus a bonus room. The primary bedroom boasts two walk-in closets and a dream ensuite. The home has been meticulously maintained with many upgrades: professionally finished basement, near-new A/C (2022), HWT (2023), washer & dryer (2023), plus water softener, brand-name furnace, gas stove and more. Close to schools, shopping, and transit. A truly special home you'll love to own!

Built in 2011

## Essential Information

MLS® # E4446425

Price \$599,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,117
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11507 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z9

### **Amenities**

Amenities	Air Conditioner, Deck, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Water Softener, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	1
Zoning	Zone 55

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