

## \$699,000 - 11535 16 Avenue, Edmonton

MLS® #E4439619

**\$699,000**

5 Bedroom, 3.50 Bathroom, 2,336 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this spacious Sterling built gem in family friendly Rutherford! With over 2300 sqft plus a fully finished basement, thereâ€™s room to grow. The open concept main floor features rich dark cabinetry, upgraded stainless steel appliances including a GAS stove, a cozy gas fireplace, and a bright dining area with access to the SW-facing, low maintenance deck and landscaped yard with gazebo. A flexible front den makes the perfect office, playroom, or formal dining area, and the soaring 18â€™ entryway adds a grand feel. Upstairs, the primary retreat boasts a spa-like ensuite with SOAKER tub, glass shower, dual sinks & walk-in closet, while a huge bonus room separates it from 2 more large bedrooms, a full bath & laundry. The basement is FULLY FINISHED with vinyl plank floors, 2 bedrooms (one currently used as a rec/flex space) & a full bath. Walk to schools & parks, plus enjoy the new blinds, 2023 furnace, and easy access to shops & major routes! Call this home today. \*Some photos digitally enhanced\*

Built in 2011

### Essential Information

MLS® # E4439619

Price \$699,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,336
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11535 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z9

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 5th, 2025 at 11:32pm MDT