

# \$564,900 - 11227 11 Avenue, Edmonton

MLS® #E4440209

**\$564,900**

4 Bedroom, 3.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover the blend of style and comfort in this beautifully maintained 4-bedroom, 4-bathroom home nestled in the desirable community of Rutherford. The main floor features hardwood flooring, a welcoming living room enhanced by a unique medallion ceiling, and a cozy 3-sided gas fireplace. The open-concept kitchen is ideal for both everyday living and entertaining, complete with granite countertops, a central island, and a spacious pantry. The mudroom off the attached double garage offers additional built-in storage. Upstairs, enjoy a generous bonus room perfect for a family lounge or home office. The primary bedroom includes a walk-in closet and a private ensuite bath, while two more bedrooms and a full bath complete the upper level. The fully finished basement includes a large fourth bedroom, a bathroom with a jetted walk-in tub and shower, laundry(2024), and a second kitchen. Thoughtfully designed and move-in ready, this home offers easy access to schools, shopping, parks, and major roadways.

Built in 2004

## Essential Information

MLS® # E4440209

Price \$564,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,924                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11227 11 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1S5               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Parking Pad Cement/Paved                                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Three Sided   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 55        |

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Listing information last updated on June 17th, 2025 at 2:17am MDT