

# \$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 | 9              |
| Zoning         | Zone 55        |

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