

## \$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 | 37             |
| Zoning         | Zone 55        |

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Listing information last updated on August 8th, 2025 at 11:33am MDT