

\$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 | 12 |
| Zoning | Zone 55 |

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Listing information last updated on June 10th, 2025 at 10:47pm MDT