

\$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, there'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 18' 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

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Listing information last updated on June 6th, 2025 at 3:17am MDT