

\$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 | 11 |
| Zoning | Zone 55 |

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