

\$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	12
Zoning	Zone 55

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