

\$398,000 - 11544 11 Avenue, Edmonton

MLS® #E4450281

\$398,000

3 Bedroom, 2.50 Bathroom, 1,373 sqft
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

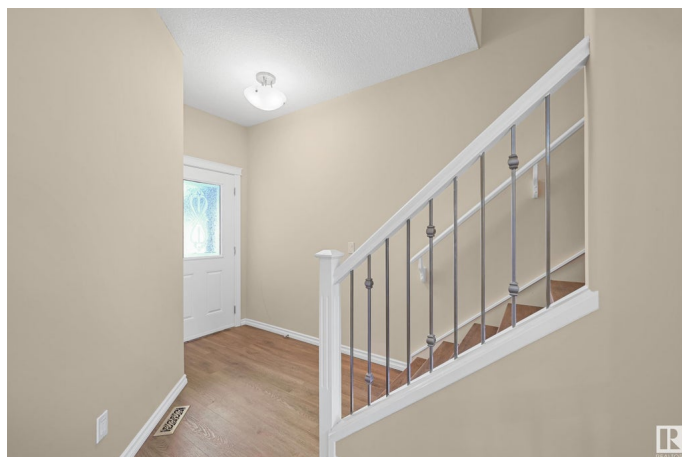
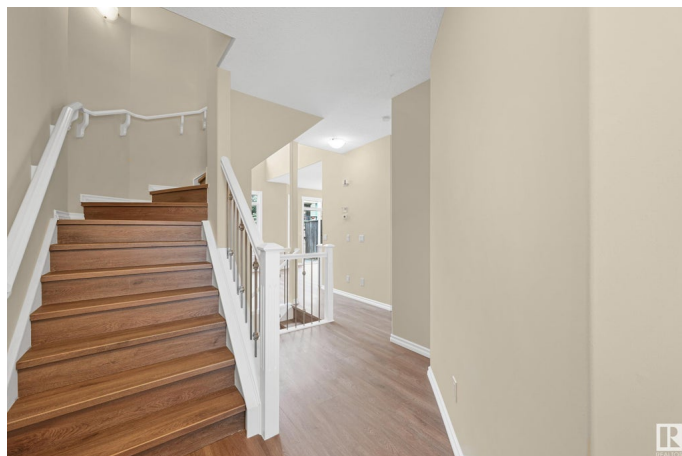
Welcome to "RUTHERFORD LANE"! This well kept 2 storey duplex located in a quiet CUL-DE-SAC. Main floor features HIGH CEILINGS in the living room with FIREPLACE.

Open kitchen concept with WHITE cabinets, looking over the dining area. Upper floor offering nice sized master bedroom with VAULTED ceilings and 3 piece en-suite. Two more bedrooms and a 4 piece full bath completed the upper floor. Basement fully finished with a WET BAR and a family room. Brand new Painting and HE vinyl plank flooring throughout. Unit comes with double attached garage. Walking distance to PUBLIC TRANSIT, SHOPPING. Close to SCHOOLS, PARK and all amenities. Easy access to SOUTH COMMON, E.I.A. and ANTHONY HENDAY freeway.

Built in 2006

Essential Information

MLS® #	E4450281
Price	\$398,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11544 11 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1W8

Amenities

Amenities	Deck, Detectors Smoke, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	92

Zoning	Zone 55
Condo Fee	\$278

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 7:02pm MDT