

## \$479,900 - 11616 17 Avenue, Edmonton

MLS® #E4450232

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Immaculate fully renovated executive home with 3 Bedrooms & 3.5 bathrooms. This half duplex has over 2000 sq feet of DEVELOPED living space on 3 levels with a professionally finished basement. Fully upgraded with newer stainless steel appliances, high end vinyl plank flooring, quartz countertops, newer carpet & newer paint. This Pacesetter-built property has one of the most popular & functional floor plans. The main level has stunning vinyl plank flooring throughout. The gourmet kitchen has maple cabinets, newer stainless steel appliances, quartz countertops, tile backsplash & full pantry. Upstairs the primary suite has a walk-in closet & 4 piece ensuite bathroom. The basement has been finished with a large recreation room with newer carpet & a 4 piece bathroom. Other upgrades include a gas fireplace, custom blinds, and a fully landscaped and fenced yard. Located in the family friendly neighbourhood of Rutherford with parks, schools, shopping and other amenities nearby.

Built in 2011

### Essential Information

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Price \$479,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,414         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11616 17 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1Y4               |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 29th, 2025

Days on Market                7

Zoning                            Zone 55

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