

## \$405,000 - 11544 11 Avenue, Edmonton

MLS® #E4450281

**\$405,000**

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

Rutherford (Edmonton), Edmonton, AB

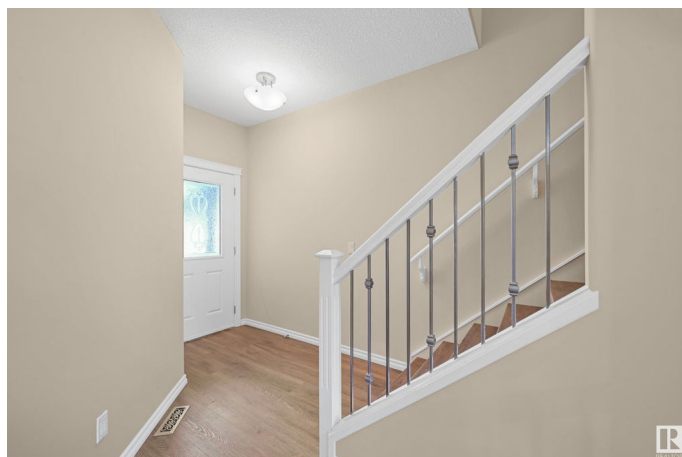
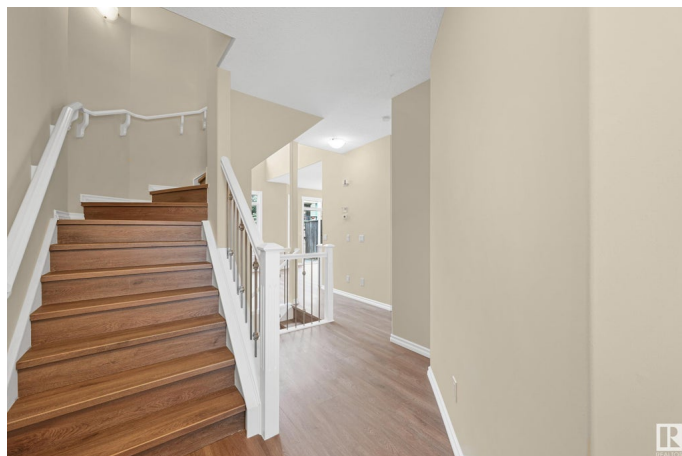
Welcome to "RUTHERFORD LANE"! This well kept 2 storey duplex located in a quiet CUL-DE-SAC. Main floor features HIGH CEILINGS in the living room with FIREPLACE.

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          | \$405,000 |
| 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 | 26              |

|           |         |
|-----------|---------|
| 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 August 25th, 2025 at 11:18am MDT