

\$489,000 - 11528 16 Avenue, Edmonton

MLS® #E4454282

\$489,000

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to 11528 16 Ave, a beautifully maintained family home tucked away in a quiet keyhole location in the highly sought-after Rutherford community. Offering 1,557 sqft. of living space and an oversized attached dbl garage, this home is designed for both comfort and functionality. The main floor features 9 ft. ceilings, an open-concept layout, and plenty of natural light. Upstairs youâ€™ll find 3 spacious bdrms, including a primary suite with a WIC and private ensuite. The basement, with two large windows, offers excellent natural light and endless possibilities for future development. The backyard comes with a huge wooden deck, vibrant flower beds, and lush grassâ€”perfect for enjoying summer days with family. Recent updates include fresh paint throughout, brand new SS kitchen appliances, carpet, and modern lighting, giving the home a like-new feel. Ideally located close to schools, shopping, and with quick access to Hwy 216 and Hwy 2,Â this property is an exceptional value and truly a place to call home!

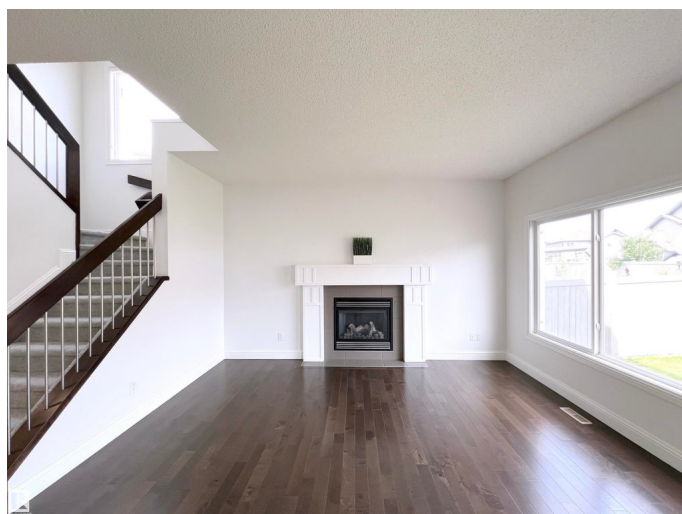
Built in 2011

Essential Information

MLS® # E4454282

Price \$489,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11528 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z9

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 22nd, 2025

Days on Market 1

Zoning Zone 55

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Listing information last updated on August 23rd, 2025 at 6:32am MDT