

## \$416,000 - 11611 17 Avenue, Edmonton

MLS® #E4457196

**\$416,000**

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Location Location Location! Welcome to this affordable home in the desirable community of Rutherford. Featuring a front-attached single garage and offering over 1440 sq. ft. of living space, this 3-bedroom, 2.5-bathroom property is ideal for families or first-time buyers. The main floor is finished with tile and hardwood flooring, a bright open-concept layout, and a kitchen complete with pantry and patio doors leading to the deck. Upstairs you'll find a spacious primary suite, two generously sized guest bedrooms, and convenient full bathrooms. The home is equipped with an HRV system for energy efficiency and comfort. The open-concept basement is partially finished, giving you the flexibility to add your own finishing touches. Located close to schools, parks, shopping, and public transit, this property combines convenience with modern family living.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457196  |
| Price      | \$416,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,442         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11611 17 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1Y4               |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking   | Single Garage Attached                                                                                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Direct Vent                                                                          |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 55              |

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Listing information last updated on October 15th, 2025 at 1:32am MDT