

## \$400,000 - 11724 10 Avenue, Edmonton

MLS® #E4449481

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 1456 sq ft half duplex in the heart of Rutherford, surrounded by excellent neighbours. This spacious home offers 3 bedrooms, including a generous primary suite with walk-through closet and direct access to a large 4 piece bathroom. The main floor features a bright open-concept layout with a cozy gas fireplace, new countertops, a large kitchen island, and access to a sunny deck overlooking the fully fenced backyard – perfect for entertaining or relaxing. South-facing front exposure fills the home with natural light through large front windows. Upstairs, you'll love the bonus room which is ideal as a family room, office, or play space. In addition to glass in master bedroom door, shingles will be replaced by end of July too. The unfinished basement offers great potential for future development. Located near schools, shopping, and scenic green spaces like Rutherford Park and Monsignor Fee Otterson Park, this inviting home is ready for its next chapter.

Built in 2006

### Essential Information

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Price \$400,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,456         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11724 10 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0B7               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Front Porch, No Smoking Home |
| Parking Spaces | 2                            |
| Parking        | Single Garage Attached       |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Fireplace    | Yes                                                                                                                   |
| Fireplaces   | Tile Surround                                                                                                         |
| Stories      | 2                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Johnny Bright School     |
| High       | Father Michael McCaffery |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 55         |

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Listing information last updated on August 1st, 2025 at 11:17am MDT