

## \$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

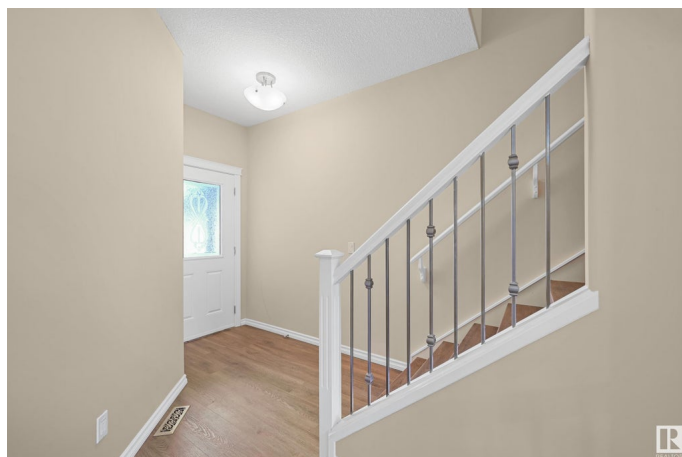
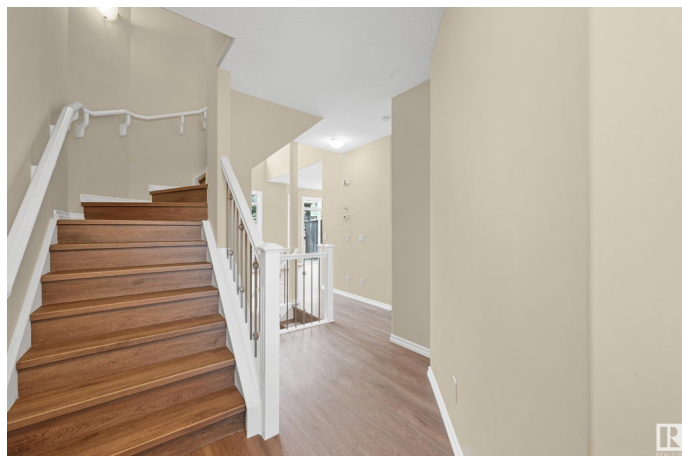
Welcome to "RUTHERFORD LANE"! This well kept 2 storey duplex located in a quiet CUL-DE-SAC. Main floor features HIGH CEILINGS in the living room with FIREPLACE.

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	2

Zoning	Zone 55
Condo Fee	\$278

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Listing information last updated on August 1st, 2025 at 8:32am MDT