

\$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 you'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 grass—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, 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 4

Zoning Zone 55

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