

## \$395,000 - 11620 11 Avenue, Edmonton

MLS® #E4429457

**\$395,000**

3 Bedroom, 3.50 Bathroom, 1,330 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Fantastic half duplex townhouse located on a quiet street in Rutherford. Over 1300 sq ft, 3 bedrooms, 4 bathrooms, fully finished basement and single attached garage. Spacious front entryway leading to an open layout kitchen/living/dining area. Updated kitchen with refaced cabinets right to the ceiling, quartz countertops, tiled backsplash and newer stainless steel kitchen appliances. Hardwood floors and light paint color throughout the main floor and living room centred around a corner gas fireplace. Upstairs features 3 large bedrooms, including a walk in ensuite closet and both a full 4 piece bathroom and large 3 piece ensuite bathroom. All 4 bathroom vanities in the house have been updated. Basement is fully finished with a large living space, 4 piece bathroom and storage space. Low condo fees, great location and move-in ready!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429457  |
| Price      | \$395,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,330             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 11620 11 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1W8               |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 55         |
| Condo Fee      | \$280           |

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Listing information last updated on April 21st, 2025 at 5:02am MDT