

## **\$392,800 - 11544 11 Avenue, Edmonton**

MLS® #E4464783

### **\$392,800**

3 Bedroom, 2.50 Bathroom, 1,373 sqft

Condo / Townhouse on 0.00 Acres

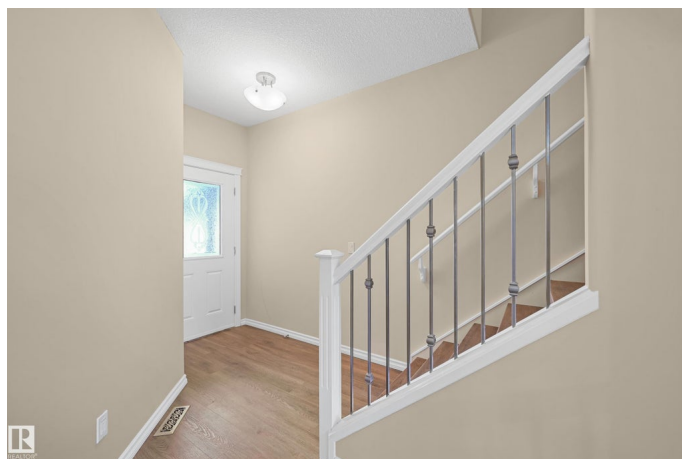
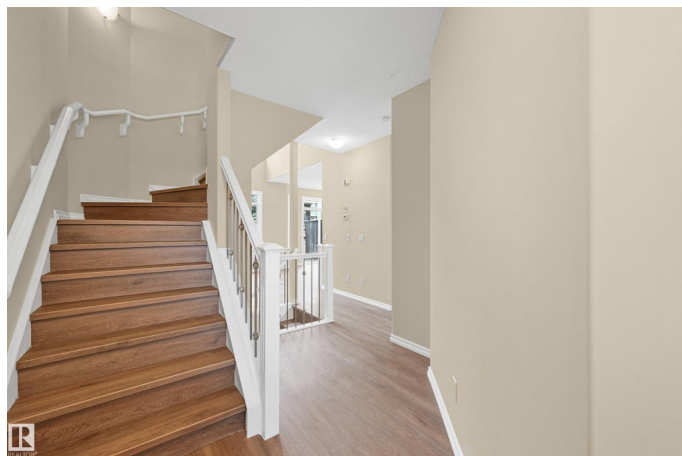
Rutherford (Edmonton), Edmonton, AB

Welcome to RUTHERFORD LANE. This well kept 2 storey townhouse located in a quiet area. Main floor features HIGH CEILINGS open to below in the living room with GAS fireplace. White kitchen cabinets looking over the dining room. Upper floor offering a nice sized MASTER room with VAULTED ceiling and 3 piece en-suite. Two more good sized bedrooms and a 4 piece full bath on the upper floor as well. Basement finished with FAMILY ROOM and a WETBAR. Brand new HE VINYL PLANK flooring throughout the main and upper floor. New paint throughout as well. It comes with DOUBLE attached garage. Walking distance to PUBLIC TRANSIT, SHOPPING. Close to SCHOOL, PARK and all amenities. Easy access to LRT, SOUTH COMMON, ANTHONY HENDAY freeway.

Built in 2006

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4464783  |
| Price          | \$392,800 |
| 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, 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 | Fenced, 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    | November 5th, 2025 |
| Days on Market | 4                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$278   |

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Listing information last updated on November 9th, 2025 at 3:32am MST