

## \$479,900 - 11616 17 Avenue, Edmonton

MLS® #E4450232

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Immaculate fully renovated executive home with 3 Bedrooms & 3.5 bathrooms. This half duplex has over 2000 sq feet of DEVELOPED living space on 3 levels with a professionally finished basement. Fully upgraded with newer stainless steel appliances, high end vinyl plank flooring, quartz countertops, newer carpet & newer paint. This Pacesetter-built property has one of the most popular & functional floor plans. The main level has stunning vinyl plank flooring throughout. The gourmet kitchen has maple cabinets, newer stainless steel appliances, quartz countertops, tile backsplash & full pantry. Upstairs the primary suite has a walk-in closet & 4 piece ensuite bathroom. The basement has been finished with a large recreation room with newer carpet & a 4 piece bathroom. Other upgrades include a gas fireplace, custom blinds, and a fully landscaped and fenced yard. Located in the family friendly neighbourhood of Rutherford with parks, schools, shopping and other amenities nearby.

Built in 2011

### Essential Information

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Price \$479,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11616 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Y4

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 29th, 2025

Days on Market                2

Zoning                            Zone 55

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