

\$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

MLS® # E4450232

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 15

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 7:02am MDT