

# \$564,900 - 11227 11 Avenue, Edmonton

MLS® #E4440209

**\$564,900**

4 Bedroom, 3.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Discover the blend of style and comfort in this beautifully maintained 4-bedroom, 4-bathroom home nestled in the desirable community of Rutherford. The main floor features hardwood flooring, a welcoming living room enhanced by a unique medallion ceiling, and a cozy 3-sided gas fireplace. The open-concept kitchen is ideal for both everyday living and entertaining, complete with granite countertops, a central island, and a spacious pantry. The mudroom off the attached double garage offers additional built-in storage. Upstairs, enjoy a generous bonus room perfect for a family lounge or home office. The primary bedroom includes a walk-in closet and a private ensuite bath, while two more bedrooms and a full bath complete the upper level. The fully finished basement includes a large fourth bedroom, a bathroom with a jetted walk-in tub and shower, laundry(2024), and a second kitchen. Thoughtfully designed and move-in ready, this home offers easy access to schools, shopping, parks, and major roadways.

Built in 2004

## Essential Information

MLS® # E4440209

Price \$564,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,924
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11227 11 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1S5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 55

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Listing information last updated on June 17th, 2025 at 5:02pm MDT