

## \$410,000 - 11546 11 Avenue, Edmonton

MLS® #E4447432

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained half duplex condo offering 1,258 sq. ft. of functional living space in the highly desirable community of Rutherford. Ideally located just steps from schools, parks, and shopping, this home is perfect for families, professionals, or investors. Step inside the front entryway that opens to a bright home with plenty of natural light. The large kitchen offers ample counter space, ideal for cooking and entertaining. The open-concept main floor features a floor-to-ceiling living room with a cozy fireplace, creating a warm and inviting atmosphere for gatherings. Upstairs, you'll find three generously sized bedrooms, including a large primary suite with a private 3-piece ensuite. Additional highlights include a double attached garage and a low-maintenance lifestyle with condo living—giving you more time to enjoy all that Rutherford has to offer.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447432  |
| Price      | \$410,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,259             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11546 11 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1W8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 55         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$278           |

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Listing information last updated on July 12th, 2025 at 1:02pm MDT