

## \$395,000 - 11546 11 Avenue, Edmonton

MLS® #E4447432

**\$395,000**

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	\$395,000
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	19
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$278

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