

\$416,000 - 11611 17 Avenue, Edmonton

MLS® #E4457196

\$416,000

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Location Location Location! Welcome to this affordable home in the desirable community of Rutherford. Featuring a front-attached single garage and offering over 1440 sq. ft. of living space, this 3-bedroom, 2.5-bathroom property is ideal for families or first-time buyers. The main floor is finished with tile and hardwood flooring, a bright open-concept layout, and a kitchen complete with pantry and patio doors leading to the deck. Upstairs you'll find a spacious primary suite, two generously sized guest bedrooms, and convenient full bathrooms. The home is equipped with an HRV system for energy efficiency and comfort. The open-concept basement is partially finished, giving you the flexibility to add your own finishing touches. Located close to schools, parks, shopping, and public transit, this property combines convenience with modern family living.

Built in 2011

Essential Information

MLS® #	E4457196
Price	\$416,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,442
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11611 17 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Y4

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 11th, 2025
Days on Market	38
Zoning	Zone 55

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