

## \$392,800 - 11544 11 Avenue, Edmonton

MLS® #E4464783

### \$392,800

3 Bedroom, 2.50 Bathroom, 1,373 sqft  
Condo / Townhouse on 0.00 Acres

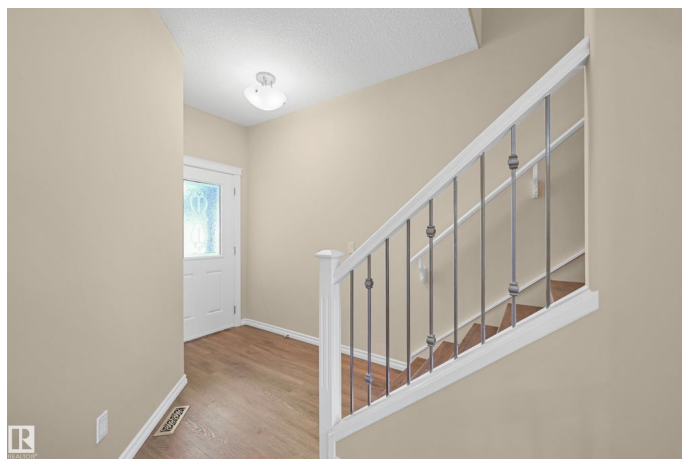
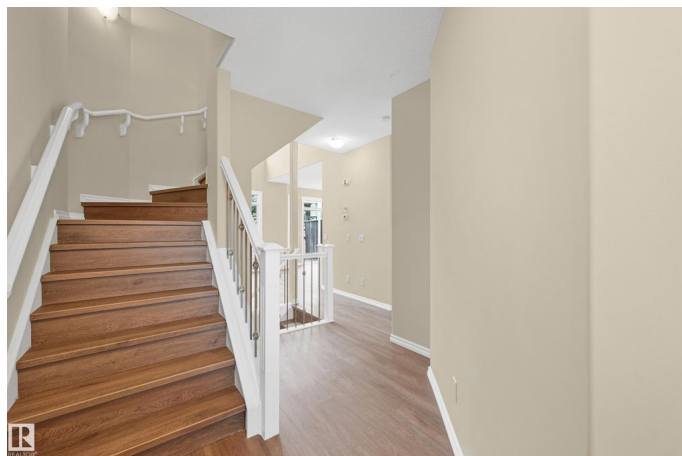
Rutherford (Edmonton), Edmonton, AB

Welcome to RUTHERFORD LANE. This well kept 2 storey townhouse located in a quiet area. Main floor features HIGH CEILINGS open to below in the living room with GAS fireplace. White kitchen cabinets looking over the dining room. Upper floor offering a nice sized MASTER room with VAULTED ceiling and 3 piece en-suite. Two more good sized bedrooms and a 4 piece full bath on the upper floor as well. Basement finished with FAMILY ROOM and a WETBAR. Brand new HE VINYL PLANK flooring throughout the main and upper floor. New paint throughout as well. It comes with DOUBLE attached garage. Walking distance to PUBLIC TRANSIT, SHOPPING. Close to SCHOOL, PARK and all amenities. Easy access to LRT, SOUTH COMMON, ANTHONY HENDAY freeway.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464783  |
| Price          | \$392,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,373     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11544 11 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1W8               |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                 |
| Exterior Features | Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 8                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$278   |

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 November 13th, 2025 at 4:17am MST