\$375,000 - 11546 11 Avenue, Edmonton

MLS® #E4454449

\$375,000

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'II 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 livingâ€"giving you more time to enjoy all that Rutherford has to offer.

Built in 2006

Essential Information

MLS® # E4454449 Price \$375,000

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 August 23rd, 2025

Days on Market 70

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

Condo Fee \$278

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