

# \$649,000 - 11628 16 Avenue, Edmonton

MLS® #E4462482

## \$649,000

3 Bedroom, 2.50 Bathroom, 2,475 sqft  
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Located on a quiet cul-de-sac backing onto a greenbelt, this home offers a beautifully landscaped yard and a private deck for outdoor living. Features include hardwood flooring, granite countertops, coffered ceilings, oversized windows, and a gas fireplace. The kitchen boasts espresso cabinetry, a walk-through pantry, and ample storage. A flexible main-floor room can serve as a dining area, playroom, or office. The main level also includes a spacious mudroom and a powder room. Upstairs features a large bonus room, a primary suite with a walk-in closet and a 5-piece ensuite with a soaker tub and glass shower, plus two additional bedrooms and a full bath. The basement offers 9-ft ceilings and awaits development. Double attached insulated garage with durable epoxy flooring. Conveniently located near schools, parks, and walking trails.

Built in 2013

### Essential Information

MLS® #	E4462482
Price	\$649,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,475
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11628 16 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1M9

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 17th, 2025
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Days on Market	2
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Zoning	Zone 55
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Listing information last updated on October 19th, 2025 at 6:47pm MDT