

## \$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 |
| Days on Market | 15                 |
| Zoning         | Zone 55            |

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Listing information last updated on November 1st, 2025 at 2:17pm MDT