

\$564,900 - 11704 18 Avenue, Edmonton

MLS® #E4427811

\$564,900

4 Bedroom, 3.50 Bathroom, 1,895 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Located in the heart of family-friendly Rutherford, this spacious 1,895 sq. ft. two-storey home is perfect for a growing family, offering 4 bedrooms, 4 bathrooms, a fully finished basement, and a double attached heated garage. Nestled on a quiet, tree-lined street, it's a 10-minute walk to Public and Catholic K-9 schools and a 5-minute drive to high school. Enjoy nearby playgrounds, easy access to medical clinics just 2 minutes away, and a convenience store within a 5-minute walk, plus major shopping only 4 minutes away. A gas station and car wash are just down the road, while public transit is steps from your door with easy access to 111 St, Anthony Henday, and the future LRT. Commuters will love the 15-minute drive to the airport and quick access to Calgary Trail, South Common, and Windermere for shopping, dining, and entertainment. Outdoor enthusiasts can explore walking trails and Black Mud Creek just minutes away. This home offers comfort, convenience, and community – don't miss out!

Built in 2012

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427811 |
| Price | \$564,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,895 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 11704 18 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2E7 |

Amenities

| | |
|----------------|---|
| Amenities | Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, |

| | |
|--------------|---|
| | Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | RobertaMacAdams/Mgr Otterm |
| Middle | R Fahlman/Mgr Otterman |
| High | PercyPage/MtrMargaretMary |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 55 |

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Listing information last updated on April 6th, 2025 at 1:47am MDT