

# \$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	11
Zoning	Zone 55

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Listing information last updated on April 7th, 2025 at 8:47am MDT