

# \$400,000 - 11724 10 Avenue, Edmonton

MLS® #E4449481

## \$400,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 1456 sq ft half duplex in the heart of Rutherford, surrounded by excellent neighbours. This spacious home offers 3 bedrooms, including a generous primary suite with walk-through closet and direct access to a large 4 piece bathroom. The main floor features a bright open-concept layout with a cozy gas fireplace, new countertops, a large kitchen island, and access to a sunny deck overlooking the fully fenced backyard – perfect for entertaining or relaxing. South-facing front exposure fills the home with natural light through large front windows. Upstairs, you'll love the bonus room which is ideal as a family room, office, or play space. In addition to glass in master bedroom door, shingles will be replaced by end of July too. The unfinished basement offers great potential for future development. Located near schools, shopping, and scenic green spaces like Rutherford Park and Monsignor Fee Otterson Park, this inviting home is ready for its next chapter.

Built in 2006

## Essential Information

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Price \$400,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11724 10 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B7

### Amenities

Amenities	Front Porch, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Father Michael McCaffery

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 55

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