

## \$380,000 - 11724 10 Avenue, Edmonton

MLS® #E4456029

**\$380,000**

3 Bedroom, 1.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Fall in love with this 1,456 sq. ft. half-duplex in the heart of Rutherford! With a brand-new roof and wonderful neighbours, this home shines with pride of ownership. The bright open layout is perfect for modern living, featuring a cozy gas fireplace, stylish new countertops, and a huge kitchen island. Step out to your sunny deck and fully fenced backyard—an ideal retreat for summer BBQs or quiet evenings. Upstairs, the generous primary suite offers a walk-through closet with direct bath access - recently updated, plus a versatile bonus room for family movie nights, a home office, or play space. Large south-facing windows fill the home with natural light, and the unfinished basement is ready for your dream design. Surrounded by schools, parks, and everyday amenities, this home blends comfort, convenience, and community—don't miss your chance to make it yours!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456029  |
| Price      | \$380,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| 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    | September 4th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 55             |

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Listing information last updated on September 9th, 2025 at 5:32pm MDT