

\$420,000 - 11442 13 Avenue, Edmonton

MLS® #E4425709

\$420,000

3 Bedroom, 2.50 Bathroom, 1,344 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this modern & tasteful half-duplex in the coveted Rutherford area! Situated on a large lot that offers open space for kids to play, this 1344 SQFT property is loaded with features that compliment any lifestyle. Starting on the main floor, you'll love the open concept living area, adorned with a warm color-palette, rich cabinetry, a gas fireplace & MORE! Upstairs you'll find 3 large bedrooms, including a primary bedroom with walk-in closet & full ensuite. There's also a convenient bonus room - the perfect place to put your feet up after a long day! Spend your summer days enjoying the great outdoors on the large deck, or entertain around the firepit, located deep within the spacious backyard. Stay COOL all summer with CENTRAL A/C & keep your car sheltered all winter in the attached garage. Located on a quiet street, close to shopping, schools, parks, amenities & transportation, you cannot go wrong here! Enjoy life in Rutherford with NO CONDO FEES & plenty of space!

Built in 2009

Essential Information

MLS® #	E4425709
Price	\$420,000
Bedrooms	3
Bathrooms	2.50



Full Baths 2
 Half Baths 1
 Square Footage 1,344
 Acres 0.00
 Year Built 2009
 Type Single Family
 Sub-Type Half Duplex
 Style 2 Storey
 Status Active

Community Information

Address 11442 13 Avenue
 Area Edmonton
 Subdivision Rutherford (Edmonton)
 City Edmonton
 County ALBERTA
 Province AB
 Postal Code T6W 0G7

Amenities

Amenities Air Conditioner
 Parking Front Drive Access

Interior

Interior Features ensuite bathroom
 Appliances Dishwasher-Built-In, Dryer, R
 Heating Forced Air-1, Natural Gas
 Stories 2
 Has Basement Yes
 Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl
 Exterior Features Fenced, Landscaped, Public
 Roof Asphalt Shingles
 Construction Wood, Vinyl
 Foundation Concrete Perimeter

Additional Information



Date Listed	March 14th, 2025
Days on Market	30
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 13th, 2025 at 4:02am MDT