# \$428,800 - 11409 13 Avenue, Edmonton

MLS® #E4448496

### \$428,800

3 Bedroom, 2.50 Bathroom, 1,326 sqft Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

ATTENTION FIRST-TIME HOME BUYERS! Clean and cozy 1,326 sq ft, 3-bedroom, 2.5-bath half duplex in Rutherford with NO condo fees! Main floor features an open-concept great room with a natural gas fireplace, updated S/S kitchen APPLIANCES (2022), including a BRAND NEW FRIDGE (2025), large island, and spacious corner pantry. Convenient 2-piece bath, access to your backyard fence and an attached garage. Upstairs has three bedrooms â€" including a large primary suite with walk-in closet and 4-piece ensuite, plus one secondary bedroom with a walk-in closet â€" along with an additional 4-piece bathroom. LAUNDRY updated in 2024. FULLY FINISHED BASEMENT offers a huge rec room to expand your living space. Close to schools, parks, shopping, transit, and major routes (Calgary Trail, Anthony Henday, HWY-2). Perfect for families and commuters. Move-in ready!

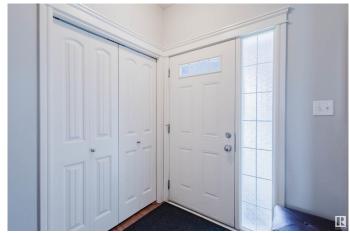
Built in 2009

#### **Essential Information**

MLS® # E4448496 Price \$428.800

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,326 Acres 0.00 Year Built 2009

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

# **Community Information**

Address 11409 13 Avenue

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0G8

## **Amenities**

Amenities Deck, No Smoking Home, Patio, See Remarks

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 18th, 2025

Days on Market 11

Zoning Zone 55

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Listing information last updated on July 29th, 2025 at 3:47am MDT