

## **\$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 | 36               |
| 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 19th, 2025 at 3:02am MDT