

\$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	45
Zoning	Zone 55

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