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

MLS® #E4448496

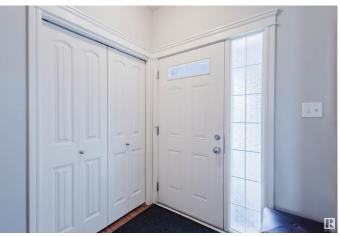
#### \$428,800

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
Туре	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	
has basement	165	
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 ListedJuly 18th, 2025Days on Market13ZoningZone 55

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Listing information last updated on July 31st, 2025 at 1:02pm MDT