\$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!

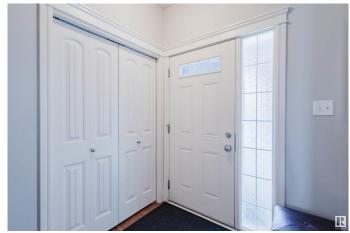
Built in 2009

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 1

Zoning Zone 55

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Listing information last updated on July 19th, 2025 at 8:02am MDT