

## \$409,000 - 11409 13 Avenue, Edmonton

MLS® #E4463356

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

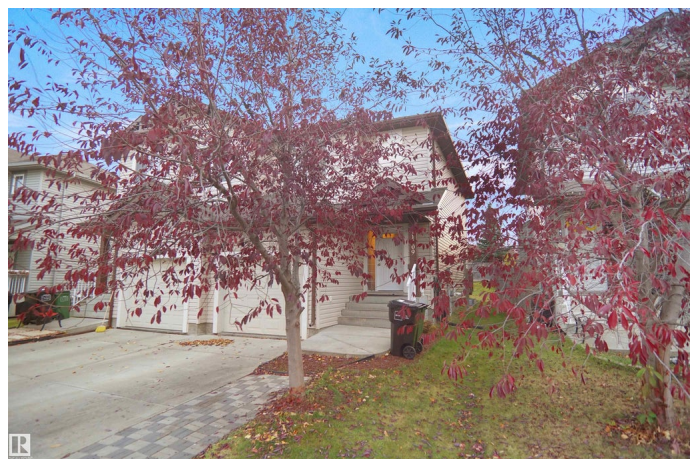
Spacious Family Home in a Prime School Zone – Welcome to this bright and well-maintained 1,326 sq. ft. half duplex in Rutherford Edmonton's most family-friendly community. Just a short walk to Monsignor Fee Otterson Elementary/High School and Johnny Bright K-9 School, this location makes school drop-offs a breeze! Inside, you'll find a spacious open-concept main floor with a cozy gas fireplace, updated stainless steel appliances (2022) including a brand-new fridge (2025), a kitchen island with raised breakfast bar, and a generous dining area that opens to a sunny, south-facing backyard – perfect for outdoor play and family gatherings. Upstairs offers 3 bedrooms, including a large primary suite with walk-in closet and 4-pc ensuite, plus 2 more bedrooms and 4-pc common bath. Laundry was upgraded in 2024. The fully finished basement provides even more space ideal for a rec room, home office, or kids' play area, giving your family room to grow. Located minutes from schools, parks, shopping, transit, and major roads

Built in 2009

### Essential Information

MLS® # E4463356

Price \$409,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,335         |
| 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 Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                  |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                              |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Monsignor Fee Otterson     |
| Middle     | Johnny Bright School       |
| High       | Dr. Anne Anderson High Sch |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 55            |

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Listing information last updated on October 26th, 2025 at 12:02pm MDT