

## **\$420,000 - 11442 13 Avenue, Edmonton**

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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	23
Zoning	Zone 55

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