

## \$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 – including a large primary suite with walk-in closet and 4-piece ensuite, plus one secondary bedroom with a walk-in closet – 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        15  
Zoning                    Zone 55

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