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

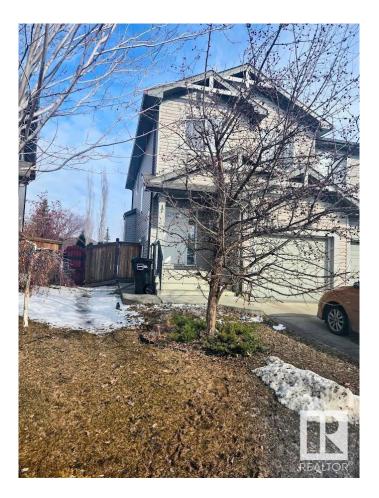
MLS® #E4425709

#### \$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

2
1
1,344
0.00
2009
Single Family
Half Duplex
2 Storey
Active

#### **Community Information**

Address	11442 13 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G7

### Amenities

AmenitiesAir ConditionerParkingFront Drive Access

#### Interior

Interior Features Appliances Heating Stories Has Basement Basement ensuite bathroom Dishwasher-Built-In, Dryer, R Forced Air-1, Natural Gas 2 Yes Full, Unfinished

## Exterior

ExteriorWood, VinylExterior FeaturesFenced, Landscaped, PublicRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete Perimeter

## **Additional Information**





Date Listed	March 14th, 2025
Days on Market	36
Zoning	Zone 55

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Listing information last updated on April 19th, 2025 at 10:47am MDT