

\$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	34
Zoning	Zone 55

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