

\$419,000 - 11427 13 Avenue, Edmonton

MLS® #E4459314

\$419,000

3 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this 1,485 sq ft north-facing duplex with front-attached single garage in desirable Rutherford Heights. Located on a quiet street, it features 9-ft ceilings, pristine laminate/tile floors, and a cozy gas fireplace in the open-concept main floor with ample dining/living space and a half bath. The kitchen includes a gas stove, powerful hood fan, breakfast bar island, new fridge (2022) and hot water tank (2020). Upstairs offers a rare bonus/family room, 2 bedrooms, a large primary suite, and 2 full baths. Schools are just 2-3 minutes away. Enjoy a private, fenced yard with lush green space and an upgraded deck with glass railing and privacy extensions. The unfinished basement has 2 large windows and a potential for a side entrance, ideal for a legal suite. Extra-long driveway adds parking. The bus stop is steps away, a 2-minute drive to markets, 10-12 minutes by bus to Century Park (LRT), and 5-7 minutes to Anthony Henday. Unbeatable Location! A Must See!



Built in 2009

Essential Information

MLS® #	E4459314
Price	\$419,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11427 13 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G7

Amenities

Amenities	On Street Parking, Ceiling 9 Home, HRV System, Natural
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl



Foundation Concrete Perimeter

Additional Information

Date Listed September 22nd, 2025
Days on Market 14
Zoning Zone 55

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