

# \$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        13  
Zoning                    Zone 55

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