\$405,000 - 11427 13 Avenue, Edmonton

MLS® #E4459314

\$405,000

3 Bedroom, 2.50 Bathroom, 1,485 sqft Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

NO CONDO FEE 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 2â€"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, 10â€"12 minutes by bus to Century Park (LRT), and 5â€"7 minutes to Anthony Henday. Unbeatable Location! A Must See!

Built in 2009

Essential Information

MLS® # E4459314 Price \$405,000

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 ft., Deck, No Animal Home, No Smoking

Home, HRV System, Natural Gas Stove Hookup

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Stove-Gas, Washer, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Commercial, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

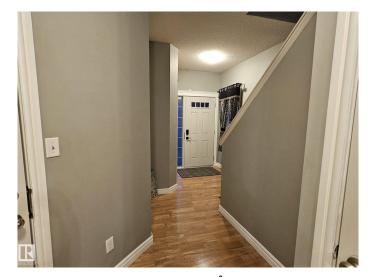
Foundation Concrete Perimeter

Additional Information

Date Listed September 22nd, 2025

Days on Market 37

Zoning Zone 55



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