# \$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

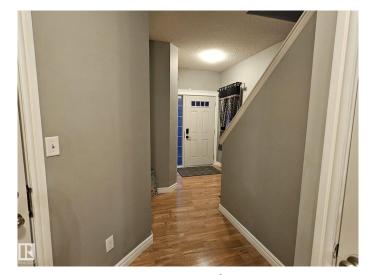
Foundation Concrete Perimeter

# **Additional Information**

Date Listed September 22nd, 2025

Days on Market 24

Zoning Zone 55



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 2:32pm MDT