

## **\$420,000 - 11442 13 Avenue, Edmonton**

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MLS® #E4425709

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this modern & tasteful half-duplex in the coveted Rutherford area! Situated on a large lot that offers open space for kids to play, this 1344 SQFT property is loaded with features that compliment any lifestyle. Starting on the main floor, you'll love the open concept living area, adorned with a warm color-palette, rich cabinetry, a gas fireplace & MORE!

Upstairs you'll find 3 large bedrooms, including a primary bedroom with walk-in closet & full ensuite. There's also a convenient bonus room - the perfect place to put your feet up after a long day! Spend your summer days enjoying the great outdoors on the large deck, or entertain around the firepit, located deep within the spacious backyard. Stay COOL all summer with CENTRAL A/C & keep your car sheltered all winter in the attached garage.

Located on a quiet street, close to shopping, schools, parks, amenities & transportation, you cannot go wrong here! Enjoy life in Rutherford with NO CONDO FEES & plenty of space!



Built in 2009

### **Essential Information**

MLS® #	E4425709
Price	\$420,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11442 13 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G7

### Amenities

Amenities	Air Conditioner
Parking	Front Drive Access

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information



Date Listed	March 14th, 2025
Days on Market	45
Zoning	Zone 55

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