

## \$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 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 \$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 | 23                   |
| Zoning         | Zone 55              |



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Listing information last updated on October 15th, 2025 at 4:48pm MDT