

## \$419,000 - 11427 13 Avenue, Edmonton

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MLS® #E4459314

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

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	\$419,000
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 Home, HRV System, Natural
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 22nd, 2025  
Days on Market                4  
Zoning                              Zone 55

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