

## \$439,888 - 11406 13 Avenue, Edmonton

MLS® #E4429975

**\$439,888**

4 Bedroom, 3.50 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

### ATTENTION FIRST-TIME HOME BUYERS!

Discover this beautiful 1,450 sq ft 4-BEDROOM+ Den, 3.5-BATHROOM 2-storey 1/2 Duplex in the heart of Rutherford. NO CONDO FEES. The spacious kitchen with raised eating bar flows seamlessly into the cozy living area, creating the cozy place to gather. Upstairs, you'll find a large master bedroom w/ a walk-in closet and its own private bathroom. 2 more bedrooms share a full bathroom, and there's a bonus room that's perfect for relaxing after a long day. FULLY FINISHED BASMENT w/ one more bedroom plus a den and 3rd full bath. Enjoy life outdoors on the oversized deck, ideal for summer barbecues or quiet mornings. Close to schools, parks, shopping, and transit, with easy access to Calgary Trail, Anthony Henday, and HWY-2.

Built in 2008

### Essential Information

MLS® #	E4429975
Price	\$439,888
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,451



Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	11406 13 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
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Days on Market 11

Zoning Zone 55

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