

\$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 12

Zoning Zone 55

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