

\$405,000 - 11427 13 Av Sw Sw, Edmonton

MLS® #E4459314

\$405,000

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Single Family on 0.07 Acres

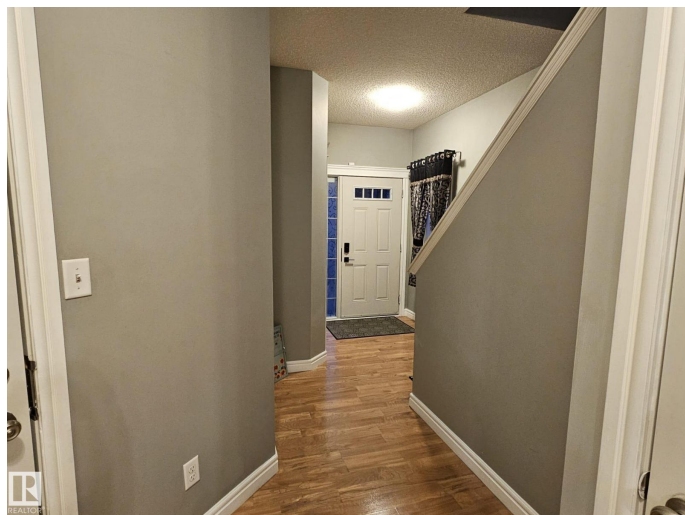
Rutherford (Edmonton), Edmonton, Alberta

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! (id:6289)

Built in 2009

Essential Information

Listing #	E4459314
Price	\$405,000
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,485
Acres	0.07
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11427 13 Av Sw Sw
Subdivision	Rutherford (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6W0G7

Amenities

Amenities	Airport, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	No Animal Home, No Smoking Home
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Hood Fan, Refrigerator, Gas stove(s), Washer, Window Coverings
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Initia Real Estate
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