

\$409,000 - 11409 13 Av Sw, Edmonton

MLS® #E4463356

\$409,000

3 Bedroom, 3.00 Bathroom, 1,335 sqft

Single Family on 0.07 Acres

Rutherford (Edmonton), Edmonton, Alberta

Spacious Family Home in a Prime School Zone – Welcome to this bright and well-maintained 1,326 sq. ft. half duplex in Rutherford Edmonton's most family-friendly community. Just a short walk to Monsignor Fee Otterson Elementary/High School and Johnny Bright K-9 School, this location makes school drop-offs a breeze! Inside, you'll find a spacious open-concept main floor with a cozy gas fireplace, updated stainless steel appliances (2022) including a brand-new fridge (2025), a kitchen island with raised breakfast bar, and a generous dining area that opens to a sunny, south-facing backyard perfect for outdoor play and family gatherings. Upstairs offers 3 bedrooms, including a large primary suite with walk-in closet and 4-pc ensuite, plus 2 more bedrooms and 4-pc common bath. Laundry was upgraded in 2024. The fully finished basement provides even more space ideal for a rec room, home office, or kids' play area, giving your family room to grow. Located minutes from schools, parks, shopping, transit, and major roads (id:6289)

Built in 2009

Essential Information

Listing #	E4463356
Price	\$409,000
Bedrooms	3



Bathrooms	3.00
Half Baths	1
Square Footage	1,335
Acres	0.07
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11409 13 Av Sw
Subdivision	Rutherford (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6W0G8

Amenities

Amenities	Airport, Golf Course, Public Transit, Schools, Shopping
Features	Park/reserve, No Animal Home, No Smoking Home
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Homes & Gardens Real Estate Limited
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