

## \$545,000 - 11808 13 Avenue, Edmonton

MLS® #E4423969

**\$545,000**

3 Bedroom, 2.50 Bathroom, 1,982 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

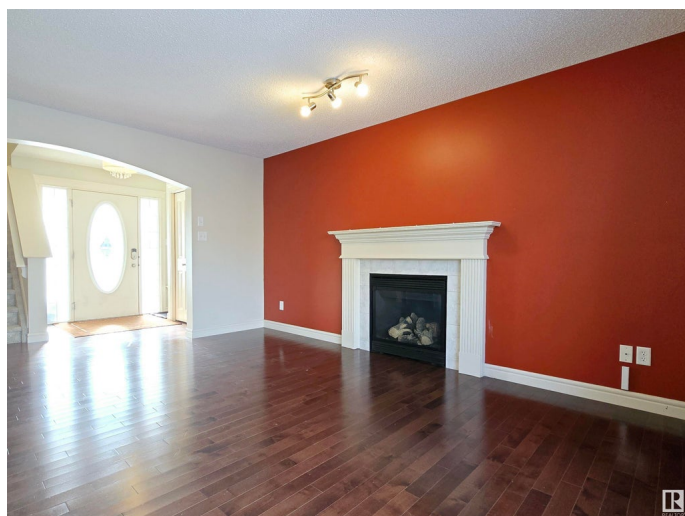
Welcome to this beautifully maintained TWO STOREY home in the highly desirable southwest community of Rutherford. Offering a perfect blend of character and modern comfort. Featuring 3 beds & 2.5 baths, elegant hardwood flooring and large windows that flood the space with natural light, this home is perfect for families and entertainers alike. Step inside and discover a bright open-concept kitchen with a walk-in pantry, ideal for extra storage and organization. The cozy gas fireplace in the living room adds warmth and charm, while the main floor laundry provides everyday convenience. Upstairs, a vaulted bonus room creates a stunning and versatile space for relaxation and entertainment! A few steps up leads to the main bathroom, 2 good sized bedrooms and a Primary Bedroom that features French doors, a walk-in closet and an oversized bathtub. A spacious yard is perfect for hosting, gardening, or enjoying summer evenings. A prime location close to schools, parks, shopping and easy access to major roadways.

Built in 2006

### Essential Information

MLS® # E4423969

Price \$545,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,982                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11808 13 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0C1               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Monsignor Fee Otterson   |
| High       | Harry Ainlay High School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 55         |

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Listing information last updated on May 8th, 2025 at 8:47am MDT