

\$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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 45 |
| Zoning | Zone 55 |

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