

\$549,800 - 11321 13a Avenue, Edmonton

MLS® #E4442452

\$549,800

4 Bedroom, 2.50 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this fabulous Sterling-built 2-storey family home located on a quiet street with a sunny south-facing backyard in the family-friendly community of Rutherford! Ideally located within walking distance to Monsignor Fee Otterson Elementary/Junior High & in the catchment area of highly rated high schools. This beautiful home boasts 4 bedrooms, 2.5 baths with FRESH paint throughout. Open concept main floor features hardwood flooring in the south facing living room w/ abundance of natural light. Gourmet kitchen boasts loads of Espresso cabinetry, ample counter space & Corner pantry. Dining room is off the kitchen overlooking the fully landscaped south facing backyard. Upstairs has a loft - perfect as an office area or kids' playroom, 4 good sized bedrooms & a 4pc main bath on this level. Primary bedroom comes w/ a 5 pc ensuite w/ a soaker tub & a separate standing shower. Walk to trails, park/playground; Close to South Common shopping and quick access to Henday & YEG airport. Great place to call home!

Built in 2010

Essential Information

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Price \$549,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,974
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11321 13a Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G9

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, 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
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Johnny Bright School
Middle	Johnny Bright School
High	Dr. Anne Anderson School

Additional Information

Date Listed	June 14th, 2025
Days on Market	66
Zoning	Zone 55

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