

## **\$579,900 - 11713 13a Avenue, Edmonton**

MLS® #E4442615

**\$579,900**

3 Bedroom, 3.50 Bathroom, 2,053 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

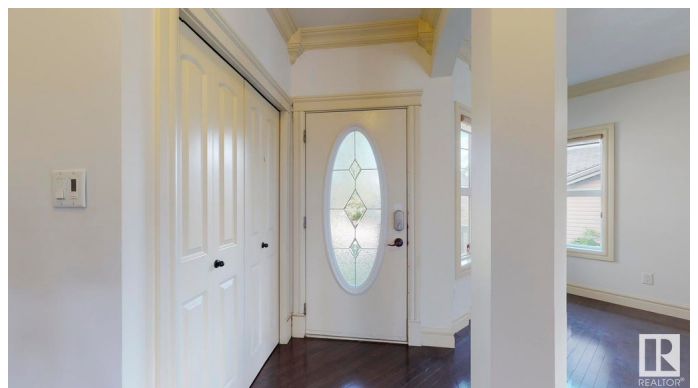
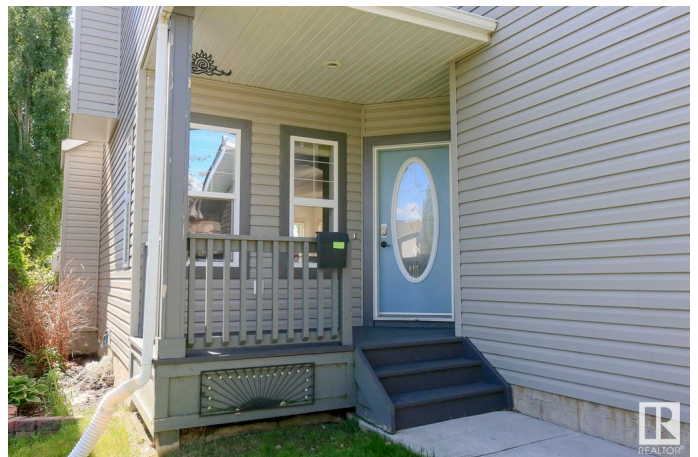
This home is located in the family oriented community of RUTHERFORD. This home comes very spacious layout perfect for a growing family! The main floor features a large living room with FIRPLACE, a dining room, a kitchen with all essential appliances, ISLAND BREAKFAST BAR, PANTRY, and a kitchen nook. The upper level comes with a BONUS ROOM, a large master bedroom with a landing area for lounging, WALK-IN CLOSET and ENSUITE bathroom with SOAKER TUB. There are 2 additional bedrooms and a full bathroom. The FULLY FINISHED basement features a den/bedroom, a full bathroom and a recreational room featuring a BAR. NEWER furnace (2019) hot water tank (2024), fridge (2024), and dishwasher (2022). Enjoy the summer in the private FENCED backyard featuring a large deck and the convenience of an ATTACHED double garage. This home is close to all amenities including shopping, public transportation, schools, restaurants, parks and major roadways including ANTHONY HENDAY and HWY 2. RENOVATION CREDIT OF \$5000 upon sale.

Built in 2007

### **Essential Information**

MLS® # E4442615

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,053                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11713 13a Avenue      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0E6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 55         |

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Listing information last updated on June 27th, 2025 at 8:48pm MDT