

## \$419,000 - 11427 13 Avenue, Edmonton

---

MLS® #E4459314

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this 1,485 sq ft north-facing duplex with front-attached single garage in desirable Rutherford Heights. Located on a quiet street, it features 9-ft ceilings, pristine laminate/tile floors, and a cozy gas fireplace in the open-concept main floor with ample dining/living space and a half bath. The kitchen includes a gas stove, powerful hood fan, breakfast bar island, new fridge (2022) and hot water tank (2020). Upstairs offers a rare bonus/family room, 2 bedrooms, a large primary suite, and 2 full baths. Schools are just 2-3 minutes away. Enjoy a private, fenced yard with lush green space and an upgraded deck with glass railing and privacy extensions. The unfinished basement has 2 large windows and a potential for a side entrance, ideal for a legal suite. Extra-long driveway adds parking. The bus stop is steps away, a 2-minute drive to markets, 10-12 minutes by bus to Century Park (LRT), and 5-7 minutes to Anthony Henday. Unbeatable Location! A Must See!



Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459314  |
| Price     | \$419,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,485         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11427 13 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0G7               |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 Home, HRV System, Natural |
| Parking   | Single Garage Attached                                 |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Gas, Washer, Window |
| Heating           | Forced Air-1, Natural Gas                             |
| Stories           | 2                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Unfinished                                      |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Commercial, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 22nd, 2025  
Days on Market                10  
Zoning                              Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 2nd, 2025 at 8:47am MDT