\$538,000 - 11808 13 Avenue, Edmonton

MLS® #E4423969

\$538.000

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.

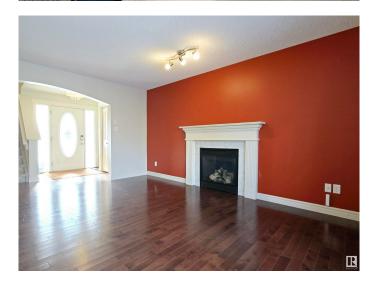
Built in 2006

Essential Information

MLS® # E4423969 Price \$538,000







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 66

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 May 10th, 2025 at 4:32pm MDT