

\$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

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

Additional Information

Date Listed	March 5th, 2025
Days on Market	47
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 April 21st, 2025 at 11:47am MDT