

## **\$559,900 - 11321 13a Avenue, Edmonton**

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MLS® #E4442452

**\$559,900**

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**

MLS® # E4442452

Price \$559,900



|                |                        |
|----------------|------------------------|
| 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 | 3               |
| Zoning         | Zone 55         |

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Listing information last updated on June 17th, 2025 at 4:32am MDT