

## **\$564,900 - 11713 13a Avenue, Edmonton**

MLS® #E4442615

**\$564,900**

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 \$10,000 upon sale.

Built in 2007

### **Essential Information**

MLS® #

E4442615



Price	\$564,900
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	70
Zoning	Zone 55

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