

## **\$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	46
Zoning	Zone 55

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