

## **\$549,800 - 11321 13a Avenue, Edmonton**

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MLS® #E4442452

**\$549,800**

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	\$549,800



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 78

Zoning Zone 55

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