

## **\$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 74

Zoning Zone 55

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Listing information last updated on August 27th, 2025 at 4:17am MDT