

\$409,000 - 11409 13 Avenue, Edmonton

MLS® #E4463356

\$409,000

3 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

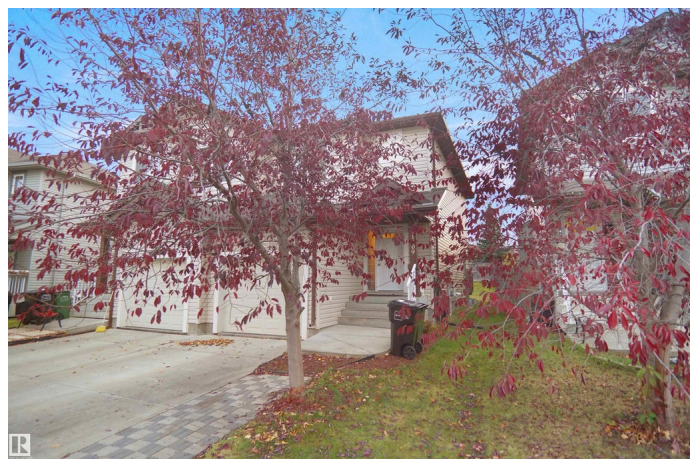
Spacious Family Home in a Prime School Zone – Welcome to this bright and well-maintained 1,326 sq. ft. half duplex in Rutherford Edmonton's most family-friendly community. Just a short walk to Monsignor Fee Otterson Elementary/High School and Johnny Bright K-9 School, this location makes school drop-offs a breeze! Inside, you'll find a spacious open-concept main floor with a cozy gas fireplace, updated stainless steel appliances (2022) including a brand-new fridge (2025), a kitchen island with raised breakfast bar, and a generous dining area that opens to a sunny, south-facing backyard – perfect for outdoor play and family gatherings. Upstairs offers 3 bedrooms, including a large primary suite with walk-in closet and 4-pc ensuite, plus 2 more bedrooms and 4-pc common bath. Laundry was upgraded in 2024. The fully finished basement provides even more space ideal for a rec room, home office, or kids' play area, giving your family room to grow. Located minutes from schools, parks, shopping, transit, and major roads

Built in 2009

Essential Information

MLS® # E4463356

Price \$409,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11409 13 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G8

Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Monsignor Fee Otterson
Middle	Johnny Bright School
High	Dr. Anne Anderson High Sch

Additional Information

Date Listed	October 24th, 2025
Days on Market	5
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 12:47am MDT