\$567,900 - 11713 13a Avenue, Edmonton

MLS® #E4442615

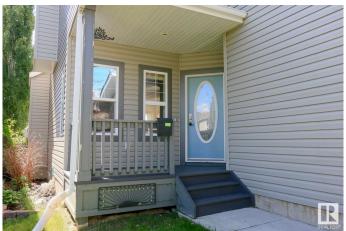
\$567,900

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 \$5000 upon sale.







Built in 2007

Essential Information

MLS® # E4442615 Price \$567,900 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 47

Zoning Zone 55

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT