

## \$2,195 - 11712 13 Avenue, Edmonton

---

MLS® #E4446573

**\$2,195**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Rental on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome home to your 3 bedroom / 2.5 bathroom detached home in the desirous SW neighborhood of Rutherford! The main floor boasts a large open-concept living space with a large living room, kitchen, and main-floor half-bath! This is perfect for entertaining and for guests. The large windows invite lots of natural sunlight. The laundry is conveniently located on the main floor. Upstairs has 3 bedrooms and 2 full bathrooms – 1 being a private ensuite for the primary! You donâ€™t have to worry about sharing your bathroom with the guests or kids! The private backyard is fully fenced and landscaped. Perfect for the kids / pets to play safely or for summer BBQs / get togethers. Enjoy the convenience of having a double attached garage and driveway! Say goodbye to defrosting the car in the winter and enjoy the extra parking for guests! The unfinished basement would make the perfect storage room, playroom, or gym! The possibilities are endless! Small pets are negotiable but must be approved by the owner.



### Essential Information

|          |          |
|----------|----------|
| MLS® #   | E4446573 |
| Price    | \$2,195  |
| Bedrooms | 3        |

|                |          |
|----------------|----------|
| Bathrooms      | 2.50     |
| Full Baths     | 2        |
| Half Baths     | 1        |
| Square Footage | 1,507    |
| Acres          | 0.00     |
| Type           | Rental   |
| Style          | 2 Storey |
| Status         | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11712 13 Avenue       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0C1               |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

### Interior

|            |                                                                  |
|------------|------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
|------------|------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 26             |
| 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 August 3rd, 2025 at 1:18pm MDT