

\$412,500 - 11412 14 Avenue, Edmonton

MLS® #E4464947

\$412,500

3 Bedroom, 2.50 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford, where comfort, style, and community come together seamlessly. This beautifully maintained 2010 home offers over 1,350 sq.ft. of thoughtfully designed living that feels warm, welcoming, and perfectly balanced for family life. The open-concept main floor with 9'™ ceilings creates an inviting flow ideal for gatherings, quiet evenings, or weekend entertaining. Upstairs, the spacious primary suite features new carpet (2024) and custom closet built-ins that add both function and style. Every detail reflects care and quality, including new central A/C (2024), smart lighting, and a chef-inspired kitchen with stainless steel appliances that include a gas range and a new double-door fridge (2025). The large backyard provides ample space for relaxation or play. Steps from schools, parks, and trails, and minutes from Heritage Valley Town Centre, this move-in-ready home offers modern living in one of south Edmonton's™ most connected and family-friendly communities.

Built in 2010

Essential Information

MLS® # E4464947

Price \$412,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11412 14 Avenue
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, Vacuum System-Roughed-In, HRV System
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 2025
Zoning	Zone 55

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