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

MLS® #E4442615

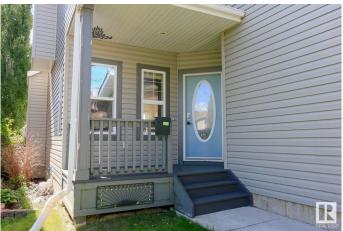
#### \$567,900

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	
Туре	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, Stove-Electric, Washer	Dryer,	Oven-Microwave,	Refrigerator,
Heating	Forced Air-1, Natural Ga	S		
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 ListedJune 16th, 2025Days on Market44ZoningZone 55

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Listing information last updated on July 30th, 2025 at 7:32pm MDT