

\$549,800 - 11321 13a Avenue, Edmonton

MLS® #E4442452

\$549,800

4 Bedroom, 2.50 Bathroom, 1,974 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this fabulous Sterling-built 2-storey family home located on a quiet street with a sunny south-facing backyard in the family-friendly community of Rutherford! Ideally located within walking distance to Monsignor Fee Otterson Elementary/Junior High & in the catchment area of highly rated high schools. This beautiful home boasts 4 bedrooms, 2.5 baths with FRESH paint throughout. Open concept main floor features hardwood flooring in the south facing living room w/ abundance of natural light. Gourmet kitchen boasts loads of Espresso cabinetry, ample counter space & Corner pantry. Dining room is off the kitchen overlooking the fully landscaped south facing backyard. Upstairs has a loft - perfect as an office area or kids' playroom, 4 good sized bedrooms & a 4pc main bath on this level. Primary bedroom comes w/ a 5 pc ensuite w/ a soaker tub & a separate standing shower. Walk to trails, park/playground; Close to South Common shopping and quick access to Henday & YEG airport. Great place to call home!

Built in 2010

Essential Information

| | |
|--------|-----------|
| MLS® # | E4442452 |
| Price | \$549,800 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,974 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 11321 13a Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0G9 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, |

| | |
|--------------|--------------------|
| | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | Johnny Bright School |
| Middle | Johnny Bright School |
| High | Dr. Anne Anderson School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 64 |
| 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 17th, 2025 at 9:17pm MDT