Courtesy Of Fan Yang Of Mozaic Realty Group

$539,000 - 11321 13a Avenue, Edmonton

MLS® #E4456619

$539,000
4 Bedroom, 2.50 Bathroom, 1,974 sqft
Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful Sterling-built 2-storey in the heart of Rutherford!!! This family home offers 4 bedrooms, 2.5 baths, FRESH paint throughout, and BRAND-NEW lighting for a bright, modern feel. Front and back decks have just been REPAINTED, adding great curb appeal and outdoor enjoyment. Main floor features hardwood flooring in the sun-filled living room, a gourmet kitchen with espresso cabinetry, a corner pantry & ample counter space, plus a dining area overlooking the fully landscaped SOUTH-facing backyard. Upstairs boasts a versatile loft, 4 spacious bedrooms, and a primary suite with a 5-piece ensuite including tub & separate shower. Walking distance to schools, trails & parks, with quick access to the Anthony Henday.

Built in 2010

Essential Information

MLS® #	E4456619
Price	$539,000
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	September 7th, 2025
Days on Market	10
Zoning	Zone 55

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