



## 11405 13 Avenue Edmonton AB

\$386,000

ATTENTION FIRST-TIME HOME BUYERS! This clean and cozy 1,329 sq ft 3-bedroom, 2.5-bathroom 2-storey half duplex in the heart of Rutherford offers NO CONDO FEES and a fantastic layout. The main floor offers an open-concept great room with a convenient 2-piece bathroom, access to your backyard deck, and an attached garage. The kitchen features stainless steel appliances, large island with raised eating bar, and a spacious corner pantry. Upstairs, you'll find three generously sized bedrooms, including the large master with a walk-in closet and a 4-piece ensuite. An additional 4-piece bathroom serves the other two bedrooms. New vinyl plank flooring in the hallway adds a fresh touch. The basement rough in, and plenty of potential for future development, offering room to expand your living space. Close to schools, parks, shopping, and transit, with easy access to Calgary Trail, Anthony Henday, and HWY-2. This home is perfect for families and commuters alike.

Listing Presented By:



Originally Listed by:  
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