

# \$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 |
| Days on Market | 2                  |
| Zoning         | Zone 55            |

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Listing information last updated on November 8th, 2025 at 1:02pm MST