

\$599,900 - 1323 113 Street Sw, Edmonton

MLS® #A2210352

\$599,900

3 Bedroom, 3.00 Bathroom, 2,076 sqft

Residential on 0.10 Acres

Rutherford, Edmonton, Alberta

Welcome to this beautiful 2-storey house built in 2010, BACKING ONTO A PEACEFUL TREED PARK RESERVE. Inside, you'll find an Open concept main floor with Rich Maple Hardwood flooring throughout. The kitchen features stylish Maple Shaker cabinets with top valance, granite countertops, a raised eating bar, ceramic backsplash, and an induction range & walk-in pantry. The bright and spacious Great room includes a cozy gas fireplace, and the large dining area has 9' ceilings - great for family gatherings. There's also a 2-piece bathroom and a laundry area with access to the insulated and heated double garage - 22x22, heater & H/C waterline in it. Upstairs, the large primary bedroom offers a unique raised lounge area with a view of the FOREST, walk-in closet, and a relaxing 4-piece ensuite with a soaker tub. You'll also find a Hugh Bonus room with vaulted ceilings, two more generous bedrooms, and another 4-piece bathroom. The home comes with CENTRAL AIR CONDITIONING for year round comfort, and central vacuum. The basement is unfinished and ready for your custom design with rough-in bathroom, Sump Pump. Step outside to enjoy the Private, landscaped backyard with a custom composite deck with built-in BBQ gas line - perfect for relaxing or entertaining. Located within Walking distance to Monsignor Fee Ottersen and Johnny Bright K-9 schools. Don't miss out - book your showing Today!



Built in 2010

Essential Information

MLS® #	A2210352
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,076
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1323 113 Street Sw
Subdivision	Rutherford
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6W 0G9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Private, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	Zone 55

Listing Details

Listing Office	RE/MAX House of Real Estate
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