

## \$615,000 - 11441 14a Avenue, Edmonton

MLS® #E4459320

**\$615,000**

4 Bedroom, 3.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Truly move-in ready Air-Conditioned home, the rear walking path provides easy access to local schools. This beautifully maintained 4-bedroom, 3.5-bath 2 storey sits on a large pie lot. The kitchen and bathrooms boast granite countertops, and a bright bonus room upstairs, convenient main floor laundry, a walk-through pantry with upgraded shelving. Additional highlights: 2025 NEW ROOF, 2025 new stove, an extended and insulated garage, commercial-grade Maytag washer and dryer with steam feature on pedestals, a Samsung stainless steel side-by-side refrigerator with lower freezer and ice/water dispenser. The mud room features built-in shoe storage, the home is also equipped with a security system. The fully finished basement offers both family and media rooms, while outside you'll find a 10' x 8' no-fade garden shed, plus a natural gas hookup for the professionally landscaped backyard with stone patio—perfect for summer BBQ with friends and family.

Built in 2009

### Essential Information

MLS® # E4459320

Price \$615,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,217                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11441 14a Avenue      |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0N3               |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 24th, 2025

Days on Market                11

Zoning                            Zone 55

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Listing information last updated on October 5th, 2025 at 8:17am MDT