

## \$500,000 - 3527 13 Avenue, Edmonton

MLS® #E4432190

**\$500,000**

5 Bedroom, 3.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Beautifully updated and move-in ready, this **VERSATILE** home sits on a quiet street. Welcomed by a bright and spacious foyer, the upper level features a **GOURMET** kitchen with granite countertops, stylish tile, and newer laminate flooring. An **OPEN** living room and dining room both with expansive windows- **Natural LIGHT** Galore and access to the **Park-like Backyard** with Tiered Deck, Playground and Mature Trees (plus **CLEVER** built-in waterproof storage-under the deck) Enjoy 3 bedrooms upstairs, including a **KING-SIZED PRIMARY** with fresh 3-piece ensuite (walk-in shower), plus a renovated 4 pc guest bath completes the main. The lower level offers a fully self-contained in-law suite with **LARGE** Windows, a **SECOND** kitchen, 2 bedrooms, a Full 4pc bath, and its own laundry—perfect for multi-generational living, extended family or added flexibility. To top it off, the **OVERSIZED**, heated, and insulated garage is a great extension of the home! Brand **NEW** furnace, **NEWER** shingles and freshly painted. Move in & Enjoy!

Built in 1979

### Essential Information

MLS® # E4432190

Price \$500,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3527 13 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2M1

### **Amenities**

Amenities	Deck, Fire Pit, Parking-Extra, Vinyl Windows
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Fenced, Landscaped, Playground Nearby, Private Setting, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	Zone 29

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Listing information last updated on May 2nd, 2025 at 3:02am MDT