

\$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
----------	--------------

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	11
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 4th, 2025 at 1:17am MDT