

## \$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 | 9                |
| Zoning         | Zone 29          |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT