

# \$489,000 - 3528 13 Avenue, Edmonton

MLS® #E4452725

**\$489,000**

5 Bedroom, 2.50 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

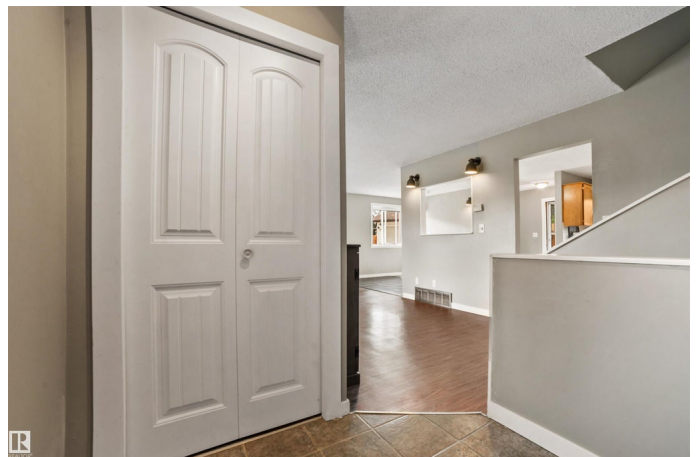
Crawford Plains, Edmonton, AB

Welcome to this well-maintained 4-level split, perfectly nestled on a huge pie-shaped lot in a peaceful cul-de-sac – ideal for families seeking space, comfort, and privacy. Step inside to a bright and inviting main floor that features a spacious living room filled with natural light, a functional kitchen with ample cabinetry, and a dining area. The upper level boasts a generously sized primary bedroom complete with a private ensuite, along with two additional bedrooms and a full bathroom. The third level offers second living room with wood burning fireplace and convenient half bath. The lowest level includes two more bedrooms, a laundry area, and a dedicated storage room. Outside, the long driveway leads to a detached, oversized double garage that is fully insulated and features a 220-volt outlet - ideal for electric vehicle charging. Recent upgrades include newer windows, roof shingles, HWT and siding (all within the last 10 years), and a new washer last year and Central AC!

Built in 1979

## Essential Information

MLS® #	E4452725
Price	\$489,000
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3528 13 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3B3

### **Amenities**

Amenities	Air Conditioner, Wall Unit-Built-In
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 13th, 2025  
Days on Market 7  
Zoning Zone 29

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Listing information last updated on August 20th, 2025 at 12:32am MDT