

\$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 | 10 |
| 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 3rd, 2025 at 2:32am MDT