

# \$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 | 4                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 16th, 2025 at 11:32pm MDT