

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

MLS® #E4452725

**\$489,000**

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

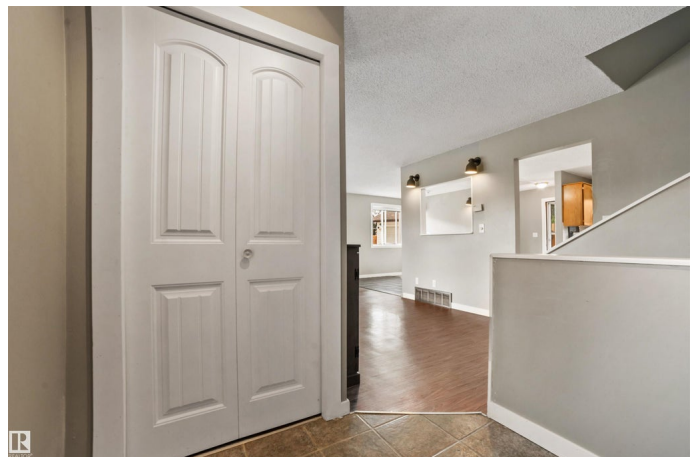
Crawford Plains, Edmonton, AB

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 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 August 24th, 2025 at 8:47pm MDT