

\$520,000 - 3528 13 Avenue, Edmonton

MLS® #E4452111

\$520,000

5 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

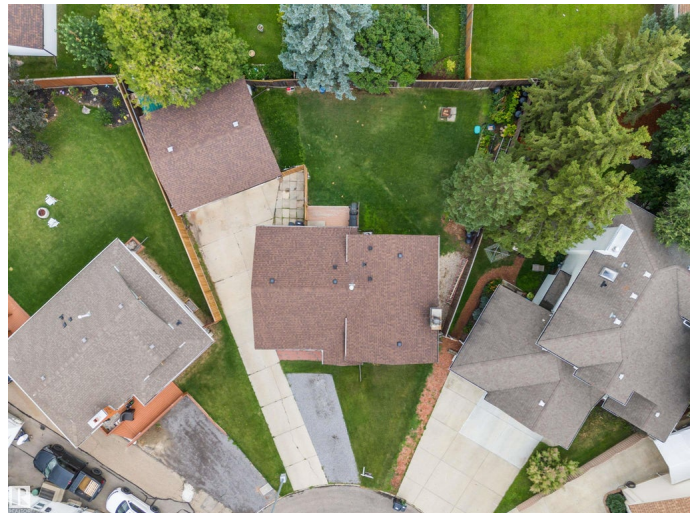
Crawford Plains, Edmonton, AB

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® # | E4452111 |
| Price | \$520,000 |
| 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 8th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 29 |

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Listing information last updated on August 10th, 2025 at 8:47am MDT