

\$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	2
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 15th, 2025 at 4:47pm MDT