

\$464,800 - 4614 13 Avenue, Edmonton

MLS® #E4428825

\$464,800

5 Bedroom, 2.50 Bathroom, 1,179 sqft
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this spacious 5-bedroom home in Crawford Plains, ideally located within walking distance to Singh Sabha Gurdwara and a bus stop. Perfect for large families or investors, this home offers versatile living spaces. As you enter, you'll find a welcoming living room and dining room, leading into a generously-sized kitchen with access to the backyard via a patio door. The upper level features two spacious bedrooms, a 4-piece shared bathroom, and a master suite complete with a convenient 2-piece ensuite bathroom. A few steps down, you'll find two additional bedrooms and a 3-piece bathroom. The basement includes a versatile office space, a cozy living room, and a laundry room, providing even more functional living areas. Current tenants are happy to stay longer, making this a great investment opportunity.

Built in 1987

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428825 |
| Price | \$464,800 |
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,179 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1987 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4614 13 Avenue |
| Area | Edmonton |
| Subdivision | Crawford Plains |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 4A3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 7 |

Zoning

Zone 29

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Listing information last updated on April 10th, 2025 at 9:17pm MDT