

# \$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 5:32pm MDT