

# \$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	8

## 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 April 11th, 2025 at 4:18pm MDT