

\$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	3

Zoning

Zone 29

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Listing information last updated on April 6th, 2025 at 11:32am MDT