

Courtesy Of Renee Degenhardt Of Digger Real Estate Inc.

\$475,000 - 4512 13 Avenue, Edmonton

MLS® #E4425602

\$475,000

3 Bedroom, 3.00 Bathroom, 1,646 sqft
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Discover this stunning 2-story home in the highly sought-after Millwoods community! Thoughtfully upgraded throughout, this home features a gourmet kitchen with an expansive food preparation area, ample cabinetry, and Corian countertops. Living room has a woodburning fireplace. Main floor den/office right off the front entryway is ideal for a person who works from home. The main floor impresses with elegant tile, hardwood, and laminate flooring, creating a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a spacious walk-in closet with custom organizers. The fully developed basement offers fantastic additional living space, complete with a wet bar/kitchenette, a cozy family room, a recreation area, a 2-piece bathroom, and plenty of storage. This home is packed with features, including a heated garage, central vacuum system, a massive deck perfect for entertaining, and a handy outdoor shed. A true dream home in a prime location.

Built in 1989

Essential Information

MLS® #	E4425602
Price	\$475,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,646
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4512 13 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4A3

Amenities

Amenities	Bar, Deck, Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Public Transportation
Roof	Asphalt Shingles

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 13th, 2025
Days on Market 1
Zoning Zone 29

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