

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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