

# \$467,000 - 4614 13 Av Nw, Edmonton

MLS® #E4419957

## \$467,000

5 Bedroom, 3.00 Bathroom, 1,179 sqft  
Single Family on 0 Acres

Crawford Plains, Edmonton, Alberta

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. (id:6289)

Built in 1987

## Essential Information

Listing #	E4419957
Price	\$467,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,179
Acres	0.12
Year Built	1987



Type	Single Family
Sub-Type	House

### **Community Information**

Address	4614 13 Av Nw
Subdivision	Crawford Plains
City	Edmonton
Province	Alberta
Postal Code	T6L4A3

### **Amenities**

Amenities	Playground, Public Transit, Schools, Shopping
Parking	Attached Garage
# of Garages	1

### **Interior**

Appliances	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer
Heating	Forced air
Has Basement	Yes

### **Listing Details**

Listing Office	Royal LePage Noralta Real Estate
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