

## \$474,999 - 5207 13 Avenue, Edmonton

MLS® #E4424550

**\$474,999**

6 Bedroom, 3.00 Bathroom, 1,297 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

**!! Location Location !!** The beautiful renovated bi level house located in Sakaw. Main level has living room, dining room, kitchen, 3 bedrooms 2 full bathrooms, master with 3 pce ensuite. Hardwood flooring on the main floor, house has new paint throughout. Basement is developed with in law suite, having family room, with gas fireplace, kitchen, three bedrooms, full bathroom, laundry and mechanical room. Newer hot water tank. Double attached garage, Huge lot with 55.7 feet frontage, which can be utilized for future development. There is back alley to the house, close to schools, Singh Sabha Gurdwara, public transportation, playgrounds and Anthony Henday drive for easy access.

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4424550      |
| Price          | \$474,999     |
| Bedrooms       | 6             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,297         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5207 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 6T6        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached, See Remarks   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Corner, Mantel  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 29         |

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Listing information last updated on May 2nd, 2025 at 6:32am MDT