

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

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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	42
Zoning	Zone 29

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