

## **\$474,000 - 3608 15 Avenue, Edmonton**

MLS® #E4454676

**\$474,000**

5 Bedroom, 2.00 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

FANTASTIC, Fully Developed, Five bedroom, Two Full Baths Family Home! SENSATIONAL, Spacious Living Room Complimented by French Doors, Flows into Ladies STYLISH Gourmet Kitchen, Pantry, STUNNING GRANITE ISLAND & Upgraded Cupboards & Countertops Galore! Private Master Suite Tucked Away on Opposite Side of Two Additional Bedrooms & Full Bath Complete the Main Floor! BRILLIANT Basement Highlighted in TIMELESS Laminate Flooring, Two Generous Bedrooms, Full Bath & SPECTACULAR Family Room with STRIKING Fireplace. GENEROUS Laundry Room c/w SAMSUNG Front Load, S X S Washer & Dryer. Upgraded High Efficiency Furnace & H2O Tank. NEW Roofs Summer 2025! Gentlemen's Dream OVERSIZED 22 X 32 Garage, Heated Plus Workshop & Double Doors! BONUS RV Parking off Back Lane. BREATHTAKING BACKYARD Provides a TRANQUIL, SERENE PRIVATE OASIS. SUNSETS Seen from Gazebo on Floating Deck. Oversized TRANE A/C UNIT. PRIME LOCATION located on a Quiet Street Walking Distance to Schools & Playground. Delivery For You....NEW STOVE!!

Built in 1979

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4454676               |
| Price          | \$474,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,135                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3608 15 Avenue  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2M3         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Gazebo, No Smoking Home, Workshop |
| Parking   | Double Garage Detached, Heated, Over Sized, RV Parking                 |

### Interior

|              |                                                                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                             |
| Fireplace    | Yes                                                                                                                                                                                                                   |
| Fireplaces   | Mantel, Oak Surround, Tile Surround                                                                                                                                                                                   |
| Stories      | 2                                                                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Metal, Stucco                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 64                |
| Zoning         | Zone 29           |

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Listing information last updated on October 29th, 2025 at 10:32am MDT