

# \$469,000 - 1411 35 Street, Edmonton

MLS® #E4447881

## \$469,000

5 Bedroom, 2.00 Bathroom, 956 sqft  
Single Family on 0.00 Acres

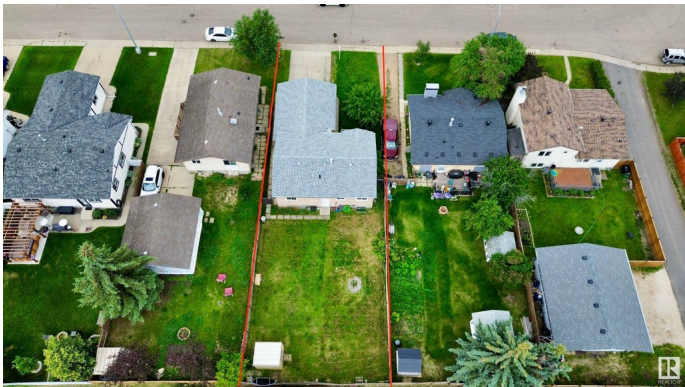
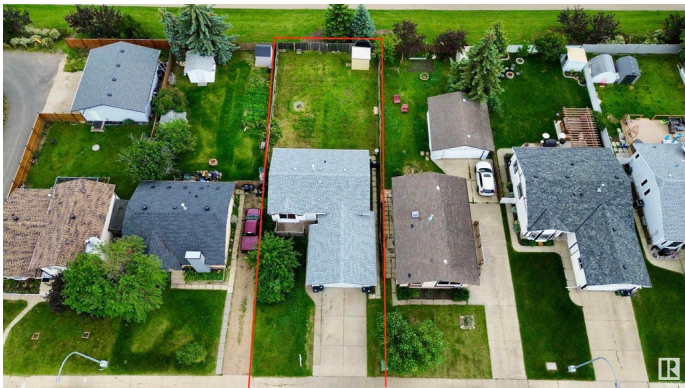
Crawford Plains, Edmonton, AB

Welcome to this spacious 5-bedroom home, featuring 3 bedrooms on the main floor and a fully legal 2-bedroom basement suite completed in 2017. Located just 2 minutes from Crawford Plains Elementary School, this property is ideal for families or investors. The main floor offers a bright and open layout with great flow and plenty of natural light. Both kitchens have been tastefully updated, and each unit includes its own private entrance and separate laundry for added convenience. Enjoy a massive backyard—perfect for entertaining, family gatherings, or giving kids plenty of room to play. Whether you're looking for a home with income potential or a space for extended family, this one checks all the boxes.

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4447881      |
| Price          | \$469,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 956           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1411 35 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2M2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                    |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Crawford Plains Elementar |
| Middle     | T.D. Baker                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 62              |

## Zoning

## Zone 29

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Listing information last updated on September 15th, 2025 at 11:03am MDT