

## \$420,000 - 1131 35a Street, Edmonton

MLS® #E4446464

**\$420,000**

6 Bedroom, 2.00 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this spacious bi-level home in Crawford Plains, Edmonton! As you enter, you're greeted by a bright foyer leading to a large living room with a big window that fills the space with natural light. The kitchen has a warm, homey feel with plenty of counter space and cabinetry, along with a dedicated dining area. The upper level also features a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement offers a generous rec room, three more bedrooms, a 4-piece bathroom, and a laundry area. Enjoy the outdoors with a deck and the convenience of a single attached garage.

Built in 1979

### Essential Information

MLS® #	E4446464
Price	\$420,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,191
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status	Active
--------	--------

### Community Information

Address	1131 35a Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2L4

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

### Interior

Appliances	Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Crawford Plain School
Middle	TD Baker School
High	W.P. Wagner School

### Additional Information

Date Listed	July 8th, 2025
Days on Market	35
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 9:31pm MDT