

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

MLS® #E4446464

\$420,000

6 Bedroom, 2.00 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

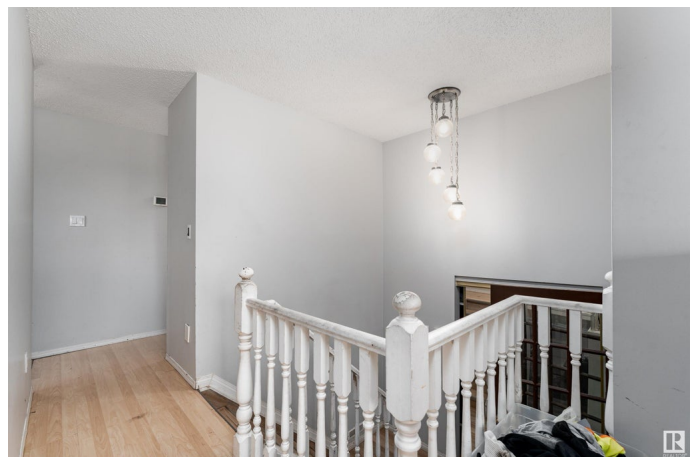
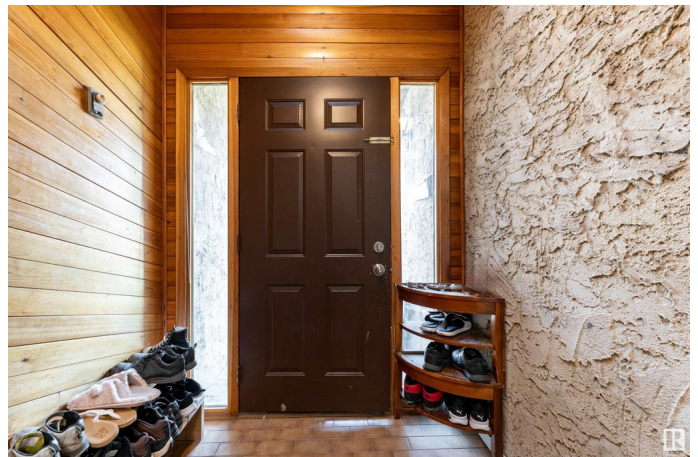
Crawford Plains, Edmonton, AB

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 | 7 |
| 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 July 15th, 2025 at 9:02pm MDT