# \$432,000 - 1131 35a Street, Edmonton

MLS® #E4442800

#### \$432,000

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.

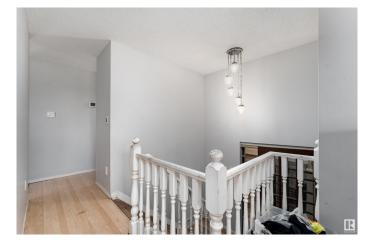




Built in 1979

#### **Essential Information**

MLS® #	E4442800
Price	\$432,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,191
Acres	0.00
Year Built	1979
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Bathrooms Full Baths Square Footage Acres Year Built Type Sub-Type	2.00 2 1,191 0.00 1979 Single Family Detached Single Family



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	June 17th, 2025
Days on Market	5
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 June 22nd, 2025 at 1:02am MDT