

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

MLS® #E4447881

## \$469,000

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

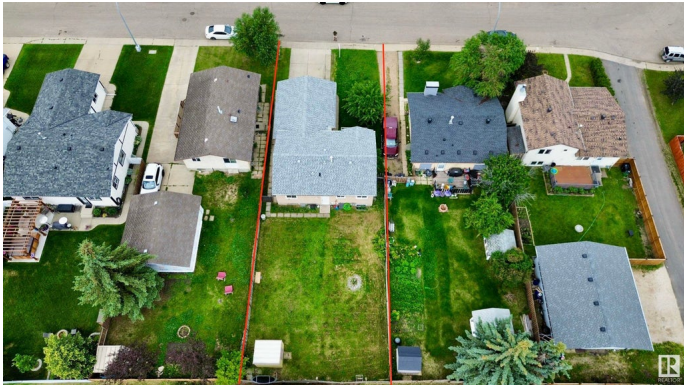
Crawford Plains, Edmonton, AB

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	61

## 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 September 14th, 2025 at 1:32am MDT