

\$499,900 - 3539 11 Avenue, Edmonton

MLS® #E4435264

\$499,900

4 Bedroom, 2.50 Bathroom, 1,833 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

This beautifully updated 1,833 sq.ft. 4-bed 2.5 bath, 4-level split sits on a quiet crescent in family-friendly Crawford Plains. Bright & welcoming with large windows throughout, the main features a large living rm, formal dining area, and a stunning, recently renovated kitchen. Upstairs you'll find a spacious primary with walk-in closet & 3-pc ensuite, plus 2 additional bedrms and a 4-pc bath. The lower level is complete with cozy family rm with a stone-faced gas fireplace, patio doors to the huge private backyard—ideal for entertaining, 4th bedrm, and a 2-pc bath. The finished basement includes a rec rm, flex space, laundry rm & crawl space which has been converted to a lounging area. Upgrades include: bathrooms, vinyl plank flooring & carpet, light fixtures, baseboards, exterior & patio doors, shingles, composite deck, and more. Previously upgraded high-efficiency furnace, hot water tank, fencing, & bay window. A perfect family home, move-in ready and conveniently close to schools!

Built in 1979

Essential Information

MLS® # E4435264

Price \$499,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,833 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3539 11 Avenue |
| Area | Edmonton |
| Subdivision | Crawford Plains |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 2L5 |

Amenities

| | |
|-----------|---|
| Amenities | Crawl Space, Detectors Smoke, Fire Pit, Patio |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 29 |

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