

## \$469,000 - 1412 35 Street, Edmonton

MLS® #E4462635

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Lovingly maintained 2-storey with numerous updates and ideal location! Recent upgrades, newer high efficient furnace, A/C, deck, fence, shingles (2022), some sinks and toilets, laminate flooring, carpet, updated kitchen cabinets and counters, gas fireplace, and the addition of a new oversized single garage (2019). The main floor offers a bright living room with vaulted ceiling and skylight, separate dining area, eat-in kitchen, and a cozy family room overlooking the beautifully landscaped backyard with deck and patio. Upstairs features a spacious primary bedroom with 3-piece ensuite and walk-in closet, plus two additional bedrooms and a 4-piece bath. The partially finished basement includes a large rec area, laundry room, 4th bedroom, and ample storage space. Located close to schools, major roadways, and all amenities—this home offers comfort, space, and convenience.

Built in 1982

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462635  |
| Price      | \$469,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,604                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1412 35 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3E8         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, No Smoking Home |
| Parking Spaces | 3                                                      |
| Parking        | Over Sized, Single Garage Detached                     |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

Date Listed           October 17th, 2025  
Days on Market     2  
Zoning                Zone 29

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