

\$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 9
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 October 26th, 2025 at 9:17am MDT