

## \$569,900 - 1312 35 Street, Edmonton

MLS® #E4462554

**\$569,900**

5 Bedroom, 3.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Stunning Brand-new two-story Duplex in an amicable, mature neighbourhood of "Crawford Plain" with schools, parks, shopping & city transportation nearby. With approximately 2400 sq. ft. of living space on 3 levels, the home offers 5 beds & 3.5 baths. On the main, the bright & spacious living room has an electric fireplace and a tile mantle and leads to a wooden sun deck. A grand European-style kitchen boasts plenty of cabinetry, quartz countertops, under-cabinet lighting, expansive backsplashes & a spacious dining room. The upper level boasts a large main bedroom with a full bath, tub, and walk-in closet. Two generously sized bedrooms, a bonus room, a full bath, and a laundry with a sink complete this level. The fully finished secondary suite basement with SEPARATE ENTRANCE has two beds, a kitchen, a living room, a full bath & laundry. Modern, attractive exterior with vinyl & smart board finish, a double attached garage, 8' door with 4 sidelights, further adds to the beauty of this house. Hurry!

Built in 2024

### Essential Information

MLS® # E4462554

Price \$569,900

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,664         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1312 35 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3E8         |

### Amenities

|                |                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                    |
| Parking        | Double Garage Attached                                                                                                                                                               |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator |
| Heating           | Forced Air-2, Natural Gas                                                                                                            |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | Insert                                                                                                                               |
| Stories           | 3                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

**Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| 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 3:47am MDT