

## \$454,800 - 1135 35 Street, Edmonton

MLS® #E4428735

**\$454,800**

5 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

This recently renovated single-family home offers modern features and ample space. The main floor boasts vaulted ceilings and an open-concept layout connecting the living room, dining area, and a customized kitchen. This stylish kitchen features abundant countertop and cabinet space, a breakfast bar, and a pantry. The home includes five bedrooms, with a second kitchen in the basement that has a separate entrance from the main suite entrance, making it ideal for extended family or guests. Recent upgrades (2024) comprise a newer roof, fresh paint, new flooring, and a newer water tank. Situated on a large lot, the property features an attached double garage and a dedicated gate for RV parking. It offers easy access to 34th Street and Anthony Henday Drive and is close to various amenities making it a perfect location. Great home for a great price!

Built in 1983

### Essential Information

MLS® #	E4428735
Price	\$454,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,098



Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1135 35 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2L3

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 3rd, 2025

Days on Market 107

Zoning Zone 29

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