

\$449,000 - 1411 35 St Nw, Edmonton

MLS® #E4461324

\$449,000

5 Bedroom, 2.00 Bathroom, 956 sqft
Single Family on 0.14 Acres

Crawford Plains, Edmonton, Alberta

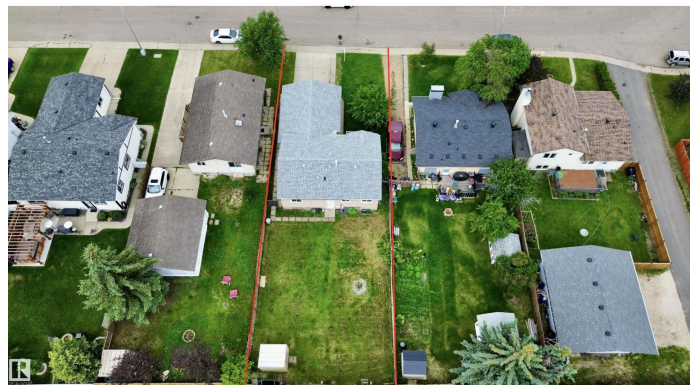
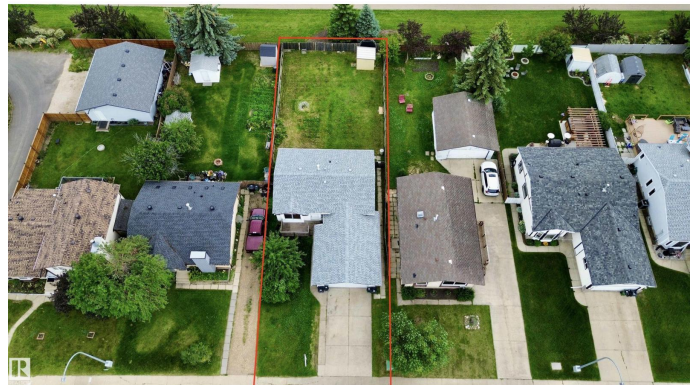
Investor alert. This 5 bedroom home with a legal 2 bedroom basement suite is priced at \$449,000 and located just 2 minutes from Crawford Plains School. Perfect for investors or extended families. Upstairs was rented for \$1,950 and the basement for \$1,345, giving a total rent potential of \$3,295 per month. Each suite has its own entrance, laundry, and updated kitchen. The layout is bright and open, and the large backyard offers great outdoor space. At this price, the numbers make sense. With 20% down and a 4.25% rate, payments are around \$1,900 a month which will make this property cash flow even when factoring in insurance, property taxes etc. (id:6289)

Built in 1980

Essential Information

Listing #	E4461324
Price	\$449,000
Bedrooms	5
Bathrooms	2.00
Square Footage	956
Acres	0.14
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information



Address	1411 35 St Nw
Subdivision	Crawford Plains
City	Edmonton
Province	Alberta
Postal Code	T6L2M2

Amenities

Amenities	Schools
Features	See remarks
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Hood Fan, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Polaris
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Listing information last updated on October 20th, 2025 at 4:01pm MDT