

\$569,900 - 1312 35 St Nw, Edmonton

MLS® #E4462554

\$569,900

5 Bedroom, 4.00 Bathroom, 1,664 sqft

Single Family

Crawford Plains, Edmonton, Alberta

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! (id:6289)

Built in 2024

Essential Information

Listing #	E4462554
Price	\$569,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1



Square Footage	1,664
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1312 35 St Nw
Subdivision	Crawford Plains
City	Edmonton
Province	Alberta
Postal Code	T6L3E8

Amenities

Amenities	Public Transit, Schools, Shopping, Ceiling - 9ft, Vinyl Windows
Features	Cul-de-sac, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Hood Fan, Humidifier, Oven - Built-In, Microwave, Refrigerator
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Polaris
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 5:16pm MDT