

\$469,000 - 1412 35 St Nw, Edmonton

MLS® #E4462635

\$469,000

3 Bedroom, 3.00 Bathroom, 1,604 sqft
Single Family on 0.14 Acres

Crawford Plains, Edmonton, Alberta

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. (id:6289)

Built in 1982

Essential Information

Listing #	E4462635
Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,604
Acres	0.14



Year Built	1982
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1412 35 St Nw
Subdivision	Crawford Plains
City	Edmonton
Province	Alberta
Postal Code	T6L3E8

Amenities

Amenities	Public Transit, Schools, Shopping
Features	No Smoking Home
Parking Spaces	3
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Fan, Garage door opener, Hood Fan, Refrigerator, Storage Shed, Stove, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Royal LePage Prestige Realty
----------------	------------------------------



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 20th, 2025 at 12:46pm MDT