

## \$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 75

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 June 17th, 2025 at 1:47am MDT