

\$499,900 - 3539 11 Avenue, Edmonton

MLS® #E4435264

\$499,900

4 Bedroom, 2.50 Bathroom, 1,833 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

This beautifully updated 1,833 sq.ft. 4-bed 2.5 bath, 4-level split sits on a quiet crescent in family-friendly Crawford Plains. Bright & welcoming with large windows throughout, the main features a large living rm, formal dining area, and a stunning, recently renovated kitchen. Upstairs you'll find a spacious primary with walk-in closet & 3-pc ensuite, plus 2 additional bedrms and a 4-pc bath. The lower level is complete with cozy family rm with a stone-faced gas fireplace, patio doors to the huge private backyard—ideal for entertaining, 4th bedrm, and a 2-pc bath. The finished basement includes a rec rm, flex space, laundry rm & crawl space which has been converted to a lounging area. Upgrades include: bathrooms, vinyl plank flooring & carpet, light fixtures, baseboards, exterior & patio doors, shingles, composite deck, and more. Previously upgraded high-efficiency furnace, hot water tank, fencing, & bay window. A perfect family home, move-in ready and conveniently close to schools!

Built in 1979

Essential Information

MLS® # E4435264

Price \$499,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3539 11 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2L5

Amenities

Amenities	Crawl Space, Detectors Smoke, Fire Pit, Patio
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	2
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 May 10th, 2025 at 2:17pm MDT