

# \$400,000 - 1131 35a Street, Edmonton

MLS® #E4454011

**\$400,000**

6 Bedroom, 2.00 Bathroom, 1,191 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this spacious bi-level home in Crawford Plains, Edmonton! As you enter, you're greeted by a bright foyer leading to a large living room with a big window that fills the space with natural light. The kitchen has a warm, homey feel with plenty of counter space and cabinetry, along with a dedicated dining area. The upper level also features a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement offers a generous rec room, three more bedrooms, a 4-piece bathroom, and a laundry area. Enjoy the outdoors with a deck and the convenience of a single attached garage.



Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454011               |
| Price          | \$400,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,191                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1131 35a Street |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2L4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                              |
| Stories      | 3                                                                      |
| Has Basement | Yes                                                                    |
| Basement     | Full, Finished                                                         |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Crawford Plain School |
| Middle     | TD Baker School       |
| High       | W.P. Wagner School    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 5                 |
| 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 August 26th, 2025 at 8:02pm MDT