

Courtesy Of Simran Jhand and Prince Boparai Of MaxWell Polaris

\$588,000 - 1312 35 Street, Edmonton

MLS® #E4429692

\$588,000

5 Bedroom, 3.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this stunning Brand-new two-story Duplex In an amicable, mature neighborhood 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 master bedroom with a full bath, tub, and walk-in closet. Two generous-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 four sidelights further add to the beauty of this house

Built in 2024

Essential Information

MLS® # E4429692

Price \$588,000



| | |
|----------------|---------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,664 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1312 35 Street |
| Area | Edmonton |
| Subdivision | Crawford Plains |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3E8 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Infill Property, HRV System |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Countertop Electric |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl
Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 8th, 2025
Days on Market 52
Zoning Zone 29

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