\$569,900 - 1314 35 Street, Edmonton

MLS® #E4462558

\$569,900

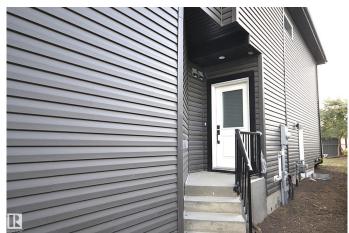
5 Bedroom, 3.50 Bathroom, 1,664 sqft Single Family on 0.00 Acres

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® # E4462558 Price \$569,900 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 1314 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, Hot Water

Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 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, Oven-Microwave,

Refrigerator

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 Cul-De-Sac, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed October 17th, 2025

Days on Market 1

Zoning Zone 29

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