

Courtesy Of Simran Jhand and Prince Boparai Of MaxWell Polaris

\$589,000 - 1312 35 Street, Edmonton

MLS® #E4417293

\$589,000

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® # E4417293

Price \$589,000



| | |
|----------------|---------------|
| 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 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 | January 7th, 2025 |
| Days on Market | 66 |
| Zoning | Zone 29 |

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Listing information last updated on March 14th, 2025 at 5:47am MDT