

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	87
Zoning	Zone 29

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Listing information last updated on April 4th, 2025 at 3:02pm MDT