

## \$400,000 - 1023 35 Street, Edmonton

MLS® #E4454660

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,023 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Great location on a quiet street. Huge Yard with so much potential. Large Garage 24 x 28 with a long front drive. Inside the main living room has vaulted ceilings. The eat in kitchen has a garden door out to the dec. Upstairs there are 2 bedrooms 4 piece main bathroom. The 3rd level has a family room, 3rd bedroom, and a 2 piece bathroom. The 4th level has a laundry room and tons of storage space

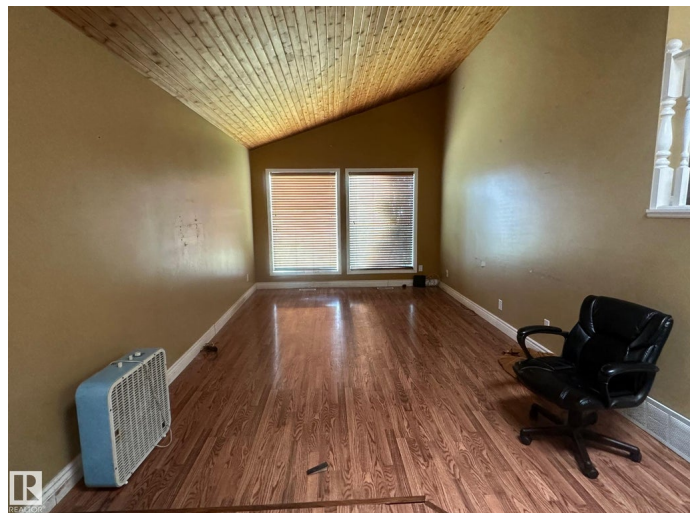
Built in 1984

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454660               |
| Price          | \$400,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,023                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

Address 1023 35 Street



|             |                 |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2L3         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 25th, 2025 |
| Days on Market  | 66                |
| Zoning          | Zone 29           |
| RE / Bank Owned | Yes               |

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 October 29th, 2025 at 10:47pm MDT