

# \$449,000 - 1411 35 Street, Edmonton

MLS® #E4461324

## \$449,000

5 Bedroom, 2.00 Bathroom, 956 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Investor alert. This 5 bedroom home with a legal 2 bedroom basement suite is priced at \$449,000 and located just 2 minutes from Crawford Plains School. Perfect for investors or extended families. Upstairs was rented for \$1,950 and the basement for \$1,345, giving a total rent potential of \$3,295 per month. Each suite has its own entrance, laundry, and updated kitchen. The layout is bright and open, and the large backyard offers great outdoor space. At this price, the numbers make sense. With 20% down and a 4.25% rate, payments are around \$1,900 a month which will make this property cash flow even when factoring in insurance, property taxes etc.

Built in 1980

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4461324      |
| Price          | \$449,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 956           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1411 35 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2M2         |

### Amenities

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

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Suite    | Yes                                                                                  |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Schools    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 29           |

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 8th, 2025 at 10:32pm MDT