

\$449,000 - 1411 35 Street, Edmonton

MLS® #E4461324

\$449,000

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

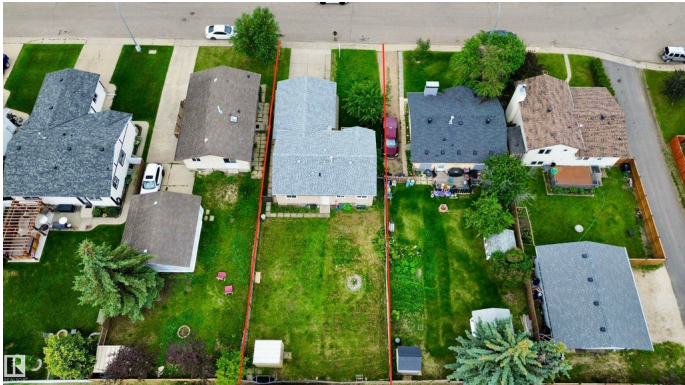
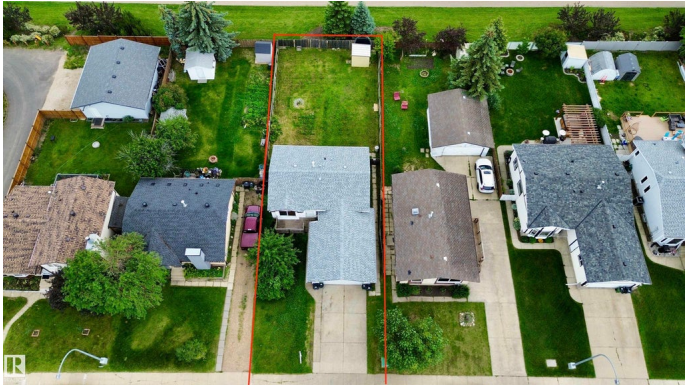
Crawford Plains, Edmonton, AB

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	9
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 17th, 2025 at 3:02am MDT