



Edmonton
1160 35A ST NW

29 Crawford Plains

LP: \$249,900

SP:



ACTIVE

Type: Detached Single Family
Style: Bungalow
Year Built: 1980
Full Baths: 1
Half Baths: 1
Tot A.G. SqFt: 1,020.00

Listing ID#: E4221361
Bdrms Above: 3
Bdrms Total: 4
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 94.76

Welcome to Crawford Plains! This 3 bedroom brightly lit home is perfect for your starter home or investment portfolio. With over 1000 square feet this house greets you with a sunken living room as you come through the front door, up 2 steps to the dining and kitchen area. Down the hall there are 3 ample bedrooms a full 4 piece bathroom and the master has a 2 piece ensuite. The basement features, laundry, plenty of storage, a "Family room" and a 4th bedroom. There are NEWER WINDOWS throughout the main floor, New HIGH EFFICIENT FURNACE (2015), New HOT WATER TANK (2016) and SHINGLES (2018). The house has been freshly painted and cleaned and is waiting for it's new family. There is a ground level patio out the back door and a large private backyard with a storage shed. Come take a look!

Directions:

Virtual Tour: <https://vimeo.com/481015688>

Brochure: <http://www.1660-35A-St.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		1	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	Front Drive Access, No Garage						BIGd:		
Garage Dim:	Prk Encl/Ttl:			/			Total A.G.:	94.76	1,020.00

Living Room:	4.64x3.81	M	Primary Bedroom:	3.99x2.95	M
Dining Room:	3.19x1.92	M	Bedroom 2:	3.03x2.48	M
Kitchen:	3.07x2.48	M	Bedroom 3:	2.95x2.39	M
Family Room:			Bedroom 4:		L
Den:		L			
Bonus Room:					

Flooring: Carpet, Linoleum
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stucco
Site Influences: Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Deck, Hot Water Natural Gas, Laundry-In-Suite

Goods Included: Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

Condo Name:		Condo Fee Incld:
Condo Fee:	HOA Fee:	
Floor Location:	Floor Number:	
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:

Total Lot M2: 541.22
Frontage:
Conform:
Taxes: \$2,648.48 2020

Depth:
Conform Yr:

Lot Shape: Rectangular
Zoning:
Front Expos: East
Local Improve:

Lot Dimen: