

## \$479,900 - 1036 38 Street, Edmonton

MLS® #E4451008

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Well-Maintained Bi-Level on a 50 FT Wide Lot in Crawford Plains! Situated on a spacious 6,017 sq.ft. lot along a quiet crescent in the desirable community of Crawford Plains, this well-kept bi-level home offers 2,178 sq.ft. of total living space with 5 BEDROOMS and 2 full bathrooms. Open-concept layout from front to back, with a bright living room seamlessly connected to the dining area and kitchen. A beautiful central fireplace adds warmth and charm between the two spaces. Large primary and 2ND bedrooms share a generous 4-pc main bathroom. Fully finished basement includes 3 additional rooms, full bath, and plenty of space for guests or extended family. Main floor newly PAINTED, other recent updates, such as laminate flooring, vinyl windows, and newer siding were completed approx. 4-5 yrs ago. Enjoy a sunny southwest-facing backyard with a patio and firepit, central A/C, and an EXTENDED HEATED DOUBLE CAR GARAGE. Close to schools, shopping, and transit—ideal for first-time buyers or investors!

Built in 1979

### Essential Information

MLS® # E4451008

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,201                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1036 38 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2K9         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Patio |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Fireplace    | Yes                                                                                                            |
| Fireplaces   | Mantel                                                                                                         |
| Stories      | 2                                                                                                              |
| Has Suite    | Yes                                                                                                            |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                              |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 29          |

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