

## \$449,900 - 1036 38 Street, Edmonton

MLS® #E4460907

**\$449,900**

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, kitchen and SEPERATE LAUNDRY. 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® # E4460907

Price \$449,900



|                |                        |
|----------------|------------------------|
| 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    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 29           |

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Listing information last updated on October 15th, 2025 at 5:17pm MDT