

## \$499,900 - 3539 11 Avenue, Edmonton

MLS® #E4435264

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,833 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

This beautifully updated 1,833 sq.ft. 4-bed 2.5 bath, 4-level split sits on a quiet crescent in family-friendly Crawford Plains. Bright & welcoming with large windows throughout, the main features a large living rm, formal dining area, and a stunning, recently renovated kitchen. Upstairs you'll find a spacious primary with walk-in closet & 3-pc ensuite, plus 2 additional bedrms and a 4-pc bath. The lower level is complete with cozy family rm with a stone-faced gas fireplace, patio doors to the huge private backyard—ideal for entertaining, 4th bedrm, and a 2-pc bath. The finished basement includes a rec rm, flex space, laundry rm & crawl space which has been converted to a lounging area. Upgrades include: bathrooms, vinyl plank flooring & carpet, light fixtures, baseboards, exterior & patio doors, shingles, composite deck, and more. Previously upgraded high-efficiency furnace, hot water tank, fencing, & bay window. A perfect family home, move-in ready and conveniently close to schools!

Built in 1979

### Essential Information

MLS® # E4435264

Price \$499,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3539 11 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2L5

### Amenities

Amenities	Crawl Space, Detectors Smoke, Fire Pit, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
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 May 14th, 2025 at 3:32am MDT