



Area/City	Edmonton	List Date	7/30/2026	E4501507	
Community	Crawford Plains	Pending Until			
Postal Code	T6L 2K7	Time Clse/Hrs	/		
Zone	29	Conform Report	/	LI \$	
Building Type	Detached Single Family	Tax Amt/Yr	\$3,117.76 / 2025	LI Yr	
Yr Built/Eff Yr	1979 /	Restrictions	None Known	Zero Lot Line	No
Style	Bi-Level				
Plan/Blk/Lot	7823021 / 36 / 10				
Unit/UF	/	Baths/Ensuites	1.1 / 1	Add'l Rms	0
Linc #	0011091279	Beds/Beds Ab.	3 / 3		
Title to Land	Fee Simple	Prop. Condition			Schedule a Showing
Zoning					

The seller will offer title insurance in lieu of an RPR.

Welcome to this charming bi-level in the desirable community of Crawford Plains! Lovingly maintained, this inviting home offers 3 spacious bedrooms on the main floor, including a primary suite with a convenient 2-piece ensuite. The updated 4-piece main bathroom adds modern comfort, while the bright kitchen features hard surface countertops, abundant cupboard and counter space, and a beautiful view of the stunning backyard. Patio doors from the dining area lead to a maintenance-free deck, perfect for relaxing or entertaining. A large living room with an oversized feature window fills the home with natural light. The basement is partially finished with insulation and drywall, offering endless potential, along with a laundry area and generous storage space. Outside, enjoy the fully fenced backyard with beautiful flower beds, a powered storage shed, and mature landscaping. A front drive lined with majestic spruce trees completes this exceptional property.

Living Room	4.82x3.30	M	Bedroom 3	3.24x1.92	M	Bath	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	3.04x2.30	M	Bedroom 4			1	M	4	No	Main Level		
Kitchen	3.13x3.02	M				2	M	2	Yes	Upper		
Family Room						3				Above Grade		
Den						4				Lower Level		
Bonus Room						5				Below Grade		
Primary Bedroom	3.31x2.98	M				6				Total A.G.	88.33	950.78
Bedroom 2	3.18x2.88	M				7				Finished Lvl's	1	

Heat Source	Natural Gas	Heat Type	Forced Air-1	Basement	Full / Partly Finished
Roof	Asphalt Shingles			Separate Ent.	2nd Suite No Permit
Foundation	Concrete	Construction	Wood Frame	Garden Suite	Permit
Exterior	Stucco			Garage Suite	Permit Front Exp. E
Features	Off Street Parking, Air Conditioner, Deck			Lot SqM	499.53 Lot Shape Rectangular
				Tot. Ac.	F x D (m) x
				Flooring	Ceramic Tile, Hardwood
Goods Incl.	Dishwasher-Built-In, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings			F/P	F/P Fuel
				F/P Type	
Goods Excl.				HOA No Fee	Sched
				Fee Incl	
Site	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby			Warranty	
				Rd Access	Paved
Parking	Total Front Drive Access Encl.			Grge Dim.	

Condo Name		Floor Location	Floor #	# Floors Bldg
Condo Fee	Schedule	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes		Park Plan	Desc/Unit/UF	/ /
		Stall #	Encl. Park	Min. Age
		Titled Storage	Strg Unit	
		Prop Mgmt/ #		/

Seller Name	Tracy Durham	Appt:	ShowingTime	Appt Name	Heidi
List Agent 1	Heidi Gillespie - Ph: 780-718-7502			Appt Ph#	780-718-7502
Agent Email	heidigillespie55@gmail.com			Occupancy	Seller
List Office 1	Royal LePage Prestige Realty - Off#: 780-464-7240	Ownership	Probate		
List Agent 2		Possession	Days 15	Notes	neg
List Office 2		Input Date	7/30/2026 9:52 PM	Expiry Date	11/2/2026
Co-Op Comm	3.5 on the first \$100,000. & 1.5 on the balance	SRR Y/N	No	Excl. Date	
		Exclusion	No		DOM 1
					CDO 1

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2