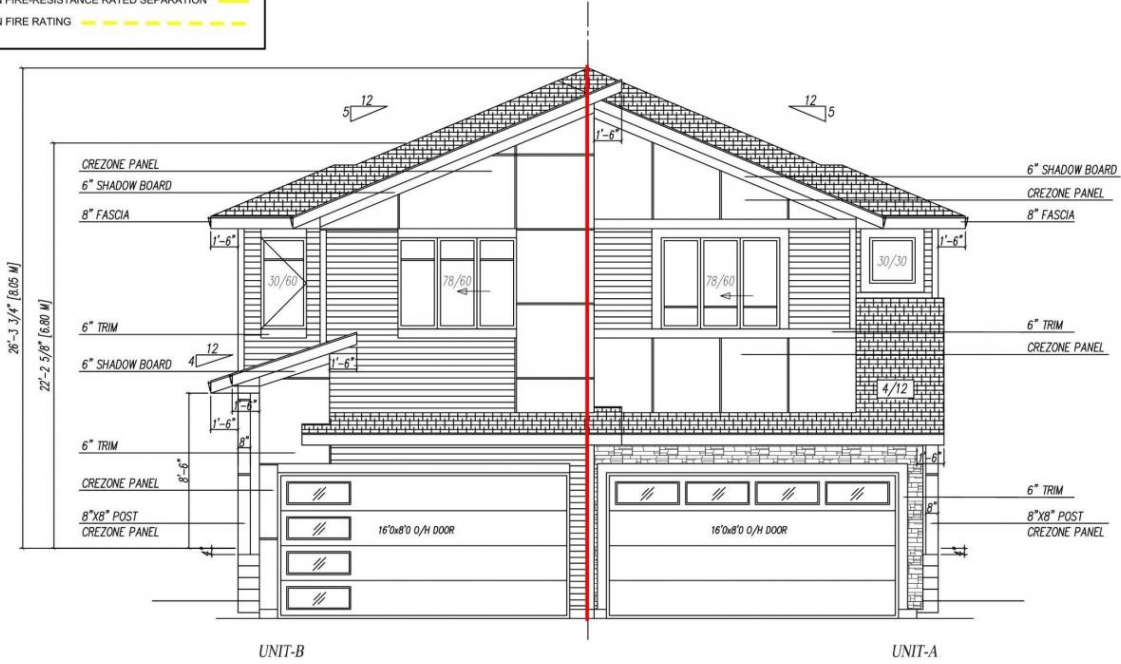


**LEGEND**

1H FIRE-RESISTANCE RATED SEPARATION	
1H FIRE RATING	
45MIN FIRE-RESISTANCE RATED SEPARATION	
45MIN FIRE RATING	



FRONT ELEVATION

1 HR FIRE SEPARATION Between Units Continuous From Top Foundation To Underside Of Roof Sheathing  
 Non-vented soffit to extend 4ft on both sides of party wall, and for at offset of party wall, and 1/2" exterior grade gypsum board or 1/2" Densglass



# 1314 35 Street Edmonton AB

\$569,900

Brand New two-story Duplex In "Crawford Plain." This beautiful open-concept duplex boasts about 2400 sq. ft. of living space with a Kitchen, living room, dining room and a 2ps bathroom on the main level & 3 beds, two full baths and a loft upstairs. The master bedroom has a full bath with a tub and a spacious walk-in closet. The fully finished secondary suite basement has two beds, a kitchen, a living room & a full bath. Fabulous exterior with a modern finish, double attached garage and much more. Close to schools, shopping center & public transportation.

Listing Presented By:



Originally Listed by:  
 MaxWell Polaris

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<http://www.simranjhand.com>



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