# \$458,700 - 2623 35 Street, Edmonton

MLS® #E4423807

## \$458,700

5 Bedroom, 2.00 Bathroom, 1,075 sqft Single Family on 0.00 Acres

Bisset, Edmonton, AB

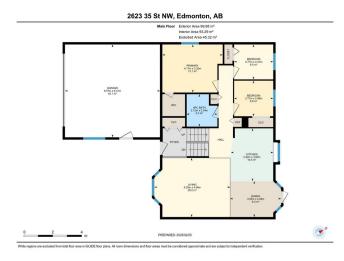
RARE OPPORTUNITY! 5 (3+2) BEDROOM BI-LEVEL WITH WALKOUT BASEMENT (SEPARATE ENTRY), IN-LAW SUITE, OVERSIZED HEATED DOUBLE ATTACHED GARAGE, HUGE PRIVATE YARD! The home has been tastefully upgraded with a completely OPEN MAIN FLOOR LIVING AREA hosting your renovated KITCHEN featuring newer maple cabinets, S/S appliances, large island & tile backsplash, large primary bedroom, renovated 4-pce bath, H/W & ceramic tile flooring, newer vinyl windows, roof, exterior doors, furnace, fully finished W/O basement offering an IN-LAW SUITE with lots of huge windows, living room with a W/B FIREPLACE, a SEPARATE ENTRANCE, 2 bedrooms & a 4-pce bath. Your massive private backyard features a huge 2-tier deck with a gazebo & hot tub, large storage shed & back gate providing RV parking access. The 22 X 22 attached garage offers a newer radiant heater, 8 foot O/H door, 220 power and lots of shelves. Fantastic location within walking distance to many schools, parks, transportation, shopping and all other amenities!



## **Essential Information**

MLS® # E4423807







Price \$458,700

Bedrooms 5 Bathrooms 2.00

Full Baths 2

Square Footage 1,075 Acres 0.00

Year Built 1987

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 2623 35 Street

Area Edmonton

Subdivision Bisset

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 4V6

#### **Amenities**

Amenities Deck, Gazebo, R.V. Storage, Vinyl Windows, Walkout Basement, Wet

Bar

Parking Spaces 4

Parking Double Garage Attached, Heated, Insulated, Over Sized

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window

Coverings, Garage Heater, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped, No Through Road, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 4th, 2025

Days on Market 59

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 2nd, 2025 at 6:32am MDT