

## \$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!

Built in 1987

### 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 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 | 46              |
| Zoning         | Zone 29         |

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Listing information last updated on April 19th, 2025 at 3:32pm MDT