

## \$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	48
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 April 21st, 2025 at 9:17am MDT