

## \$499,000 - 1826 35 Avenue, Edmonton

MLS® #E4440243

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome Home! This beautifully fully renovated home offers 4 bedrooms and 3.5 bathrooms, perfect for growing families or savvy investors. Upstairs: Enjoy 3 spacious bedrooms and 2 full bathrooms, both featuring brand new vanities with quartz countertops, black modern faucets, and new toilets. Plush new carpet throughout adds a cozy touch. Main Floor: A stunning brand new kitchen with quartz countertops and stainless steel appliances awaits, along with a bright living area, a 2-piece powder room, and a convenient laundry room. Basement: Fully finished with a separate side entrance, this space includes a large bedroom, a full kitchen, and a comfortable living room – perfect as an in-law suite or mortgage helper. New lighting fixtures and new plugs. Recent Upgrades Include: Shingles replaced in 2019, New hot water tank installed in 2022, Full-width deck for outdoor entertaining, Spacious backyard ideal for kids, pets, or gardening. This beauty won't last long – a must-see home with quality updates throughout!

Built in 2004

### Essential Information

MLS® # E4440243

Price \$499,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1826 35 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Y9

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 30

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 June 16th, 2025 at 4:02pm MDT