

## \$309,500 - 14703 35 Street, Edmonton

MLS® #E4463122

**\$309,500**

3 Bedroom, 1.00 Bathroom, 923 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

In a superb location sits this well-kept, freshly painted 3-bedroom bungalow with a partially finished basement. Step inside, you'll find a clean well-laid-out floor plan that the owners have maintained over the years. The main floor features a large sun-filled living room, a spacious, bright dining area, and a functional kitchen with newer cabinets and countertops. Down the hall is a remodeled bathroom with a jetted tub and spacious primary bedroom, along with two additional bedrooms. The basement has a rec room, houses the laundry room, a roughed-in bathroom and lots of storage. The large corner yard has plenty of room to entertain and play in, and with a little elbow grease, this yard will be a gem. Near all amenities, shopping, entertainment, professional services, minutes from the Henday, and other major routes. Perfect for first-time buyers, those wishing to downsize, and with a side entrance to the basement, an opportunity for investors. All around this home checks many boxes.

Built in 1982

### Essential Information

MLS® # E4463122

Price \$309,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14703 35 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2H8         |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                                                    |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 1                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Partially Finished                                                                        |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 35            |

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