

## \$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 | 13             |
| Zoning         | Zone 30        |

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Listing information last updated on June 17th, 2025 at 3:32pm MDT