

## \$425,000 - 3012 35 Street, Edmonton

MLS® #E4456614

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Renovated Bilevel 5 bedroom home which includes a 2 bedroom legal basement suite! This stunning home offers the perfect blend of space, privacy, and income potential. 5 bedrooms, 2.5 baths, it's ideal for families or savvy investors. The fully self-contained legal basement suite is perfect for rental income or multigenerational living. The main floor kitchen features pantry, stainless steel appliances, a 2nd sink that is great for entertaining and doing prep work for a friend and family get together. Other updates over the years include updated bathrooms, flooring, vinyl siding and much more! This home is a private retreat walking distance from schools, parks, medical clinic, Sobeys grocery store and transit. The Meadows Rec Centre is also a few minutes drive away. The oversized double carport provides ample space for vehicles plus there is a large 10x10 shed in the yard for storage.

Built in 1981

### Essential Information

MLS® #	E4456614
Price	\$425,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3012 35 Street
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4N4

### **Amenities**

Amenities	Off Street Parking, Deck
Parking Spaces	2
Parking	Double Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 6th, 2025

Days on Market                2

Zoning                            Zone 29

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