

## \$489,900 - 2024 35a Avenue, Edmonton

MLS® #E4443104

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to FULLY RENOVATED, 5 BEDROOM, 2045 sq.ft BI-LEVEL nestled in Wildrose! Thoughtfully updated from TOP TO BOTTOM, home offers perfect blend of comfort & functionality. The main floor boasts a bright & expansive living room along with a COMPLETELY UPGRADED KITCHEN featuring NEW COUNTERS, NEW stylish BACKSPASH, BRAND-NEW STAINLESS STEEL APPLIANCES, and ample cabinetry for all your culinary needs. This level also incl. 3 GENEROUSLY SIZED BEDROOMS, incl. primary bed, and 2 RENOVATED BATHS, providing plenty of space. The FULLY FINISHED BASEMENT adds more living space with 2 GREAT-SIZED BEDROOMS, a full bath, and a REC ROOM. Step outside to a LARGE DECK overlooking a GORGEOUS BACKYARD, perfect for relaxation & outdoor gatherings. A convenient back gate to BACK ALLEY. DOUBLE ATTACHED GARAGE offers added convenience. Upgrades: Flooring (2022), Roof (2021 in warranty), Hot Water Tank (2024), Stainless steel appliances (2025), Kitchen & Main floor Baths renovated (2023), Garage opener (2024), New paint (2025)

Built in 2003

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4443104               |
| Price          | \$489,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2024 35a Avenue |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1Y2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public |

|              |   |
|--------------|---|
|              | Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles                                    |
| Construction | Wood, Vinyl   |
| Foundation   | Concrete Perimeter                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 30         |

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Listing information last updated on July 7th, 2025 at 1:32pm MDT