

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

MLS® #E4456614

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

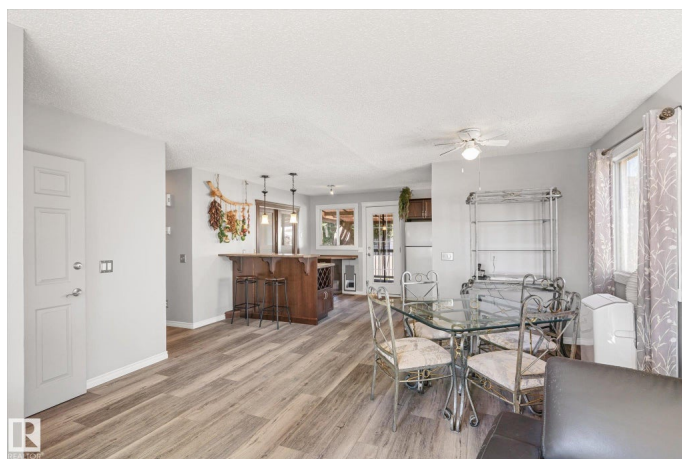
Bisset, Edmonton, AB

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                7

Zoning                            Zone 29

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Listing information last updated on September 13th, 2025 at 2:02am MDT