

## \$494,900 - 2024 35a Avenue, Edmonton

MLS® #E4441554

**\$494,900**

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® #	E4441554
Price	\$494,900
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

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 10th, 2025
Days on Market	6
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:47am MDT