

## \$514,900 - 2544 35 St, Edmonton

MLS® #E4426296

**\$514,900**

6 Bedroom, 3.00 Bathroom, 1,251 sqft  
Single Family on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this beautiful & bilevel FULLY RENOVATED home with HUGE LOT (45.3X121.4) offering 6 bedrooms nestled in BISSET community. This home offers 3 bedrooms on the main floor with the master offering a full en-suite. The main floor has brand new kitchen with quartz countertop & stainless steel appliances, formal living room, dining area & 2 full washrooms. This home includes a fully finished basement with 3 bedrooms & 1 full washroom with huge living room. Upgrades include new kitchen, new vinyl flooring, new paint, new lights, all renovated washrooms, new locks, new baseboards & casing. Backyard has deck with fully fenced and fully landscaped. Home also has a double attached garage and an oversized drive way. Located in the desirable community, this property is close to schools, public transit, and the Whitemud Freeway. Walking distance to park and Close to all amenities.

Built in 1988

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426296  |
| Price      | \$514,900 |
| Bedrooms   | 6         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,251                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 2544 35 St |
| Area        | Edmonton   |
| Subdivision | Bisset     |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6L 4G3    |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |               |
|------------|---------------|
| Elementary | Julia Kiniski |
| Middle     | Kate Chegwin  |
| High       | J. Percy Page |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 29          |

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Listing information last updated on April 30th, 2025 at 4:02pm MDT