

\$499,999 - 13023 35 Street, Edmonton

MLS® #E4449607

\$499,999

4 Bedroom, 3.00 Bathroom, 1,223 sqft
Single Family on 0.00 Acres

Belmont, Edmonton, AB

Discover this immaculate bi-level, nestled on a quiet Belmont cul-de-sac. It boasts major updates like new shingles (2025), new A/C (2024), and new quartz kitchen countertops. The vaulted main floor offers a spacious living and dining area, along with three bedrooms, including a primary suite with its own en-suite and a four-piece bath. Downstairs, the fully finished basement provides a large family room, a fourth bedroom, and another full bathroom. You'll love the heated, double attached garage with a workbench, and the fully fenced, landscaped yard, complete with fruit trees. This pristine, no-smoking, no-animal home is conveniently located near schools, parks, shopping, and transit, making it a truly move-in-ready property packed with value.

Built in 2002

Essential Information

MLS® #	E4449607
Price	\$499,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,223
Acres	0.00
Year Built	2002



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	13023 35 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5C8

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Belmont Public School
Middle	St. Elizabeth Seton Cathol

Additional Information

Date Listed	July 25th, 2025
Days on Market	30
Zoning	Zone 35

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