

\$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 8:02pm MDT