

## \$575,000 - 1840 35 Street, Edmonton

MLS® #E4447686

**\$575,000**

5 Bedroom, 4.00 Bathroom, 1,207 sqft  
Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Practically BRAND NEW HOME (much over \$175k spent on renoâ€™s!) 5 bed, 4 bath home in the Established community of Daly Grove. UPGRADES INCL: NEWER WINDOWS, VINYL SIDING, SOFFITS, GUTTERS, SHINGLES (2022), SOLAR PANELS (2025/\$40K!!), AND IMPROVED INSULATION. A NEWER FURNACE, HEAT PUMP, ON-DEMAND HOT WATER, & A/C WERE INSTALLED IN 2025. THE FINISHED BASEMENT OFFERS 9 FT CEILINGS, ROXUL SOUNDPROOFING, & A MEDIA ROOM WITH 1080P PROJECTOR, 110-INCH SCREEN, & 5.1 SURROUND SOUND. Features include: WATERPROOF LAMINATE FLOORING, Thomasville kitchen cabinets, GRANITE COUNTERTOPS with a dbl waterfall island, and a gas 6-BURNER STOVE. The open-concept main level includes an electric FIREPLACE FEATURE WALL. Bathrooms are fully renovated with marble tile, counters, and HEATED FLOORS, including a stylish ensuite off the primary bedroom. ENJOY A NG BBQ, patio set, and 8x12 shed. Electrical panel upgraded with surge protection. A MUST SEE home with quality upgrades throughout. Close to schools, shopping, and so much more!

Built in 1980

### Essential Information



MLS® #	E4447686
Price	\$575,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,207
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	1840 35 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3E9

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Instant, Solar Equipment
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back

Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	5
Zoning	Zone 29

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Listing information last updated on July 19th, 2025 at 12:02pm MDT