

\$425,000 - 3012 35 Street, Edmonton

MLS® #E4456614

\$425,000

4 Bedroom, 2.50 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

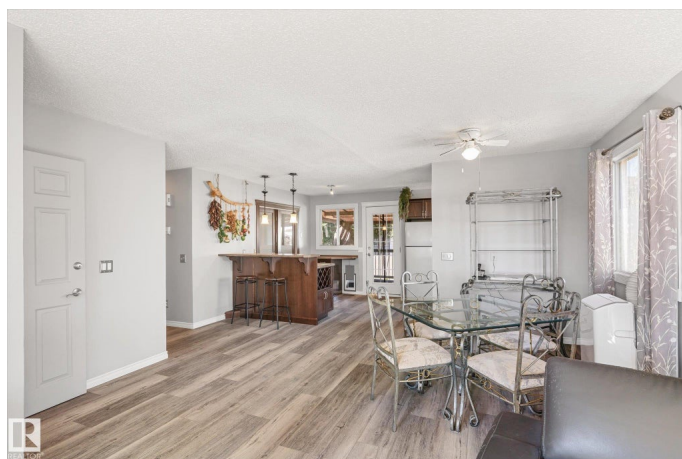
Bisset, Edmonton, AB

Renovated Bilevel 5 bedroom home which includes a 2 bedroom legal basement suite! This stunning home offers the perfect blend of space, privacy, and income potential. 5 bedrooms, 2.5 baths, it's ideal for families or savvy investors. The fully self-contained legal basement suite is perfect for rental income or multigenerational living. The main floor kitchen features pantry, stainless steel appliances, a 2nd sink that is great for entertaining and doing prep work for a friend and family get together. Other updates over the years include updated bathrooms, flooring, vinyl siding and much more! This home is a private retreat walking distance from schools, parks, medical clinic, Sobeys grocery store and transit. The Meadows Rec Centre is also a few minutes drive away. The oversized double carport provides ample space for vehicles plus there is a large 10x10 shed in the yard for storage.

Built in 1981

Essential Information

MLS® #	E4456614
Price	\$425,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3012 35 Street
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4N4

Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	2
Parking	Double Carport

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 6th, 2025

Days on Market 16

Zoning Zone 29

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 September 23rd, 2025 at 6:32am MDT