

## \$350,000 - 14804 35 Street, Edmonton

MLS® #E4455669

**\$350,000**

4 Bedroom, 1.00 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

BRIGHT and SUNNY BI-LEVEL on a quiet corner lot, offering 6,611 sq ft of incredible value! This home features a spacious living room with huge sunny window, a nice big eat-in kitchen, 3 spacious bedrooms and 4 pce bath on the main level. The basement includes a 4th bedroom, framed for huge rec room plus den and includes roughed-in plumbing, laundry room and oversized windows, providing tons of extra space for future development or customization. Enjoy the firepit in the massive backyard, perfect for outdoor gatherings. Upgrades include newer hot water tank (2024) and central air conditioning. With great bones, and ample room to create whatever your heart desires, this property is perfect for families and investors alike. Located near a neighborhood school, park, and tons of amenities, it's the perfect spot to call home! Don't miss this opportunity!

Built in 1983

### Essential Information

MLS® #	E4455669
Price	\$350,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,013



Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	14804 35 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2K6

### Amenities

Amenities	Air Conditioner, Fire Pit, No Smoking Home, R.V. Storage
Parking	See Remarks

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Kirkness School
Middle	John D. Bracco

High M.E. Lazerte

### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 1

Zoning Zone 35

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