

\$464,900 - 13059 35 Street, Edmonton

MLS® #E4458573

\$464,900

3 Bedroom, 2.50 Bathroom, 1,503 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Located in the highly desirable community of Belmont, this beautiful 3-bedroom, 2.5-bathroom home is available for immediate possession. Perfect for a young family or a couple looking for their first home, this residence has been thoughtfully updated. The heart of the home is a modern kitchen, fully renovated in 2019, featuring sleek finishes and ample storage. The primary bedroom boasts a large ensuite, while quality vinyl and plush carpet flooring run throughout the home. The exterior has also been well-maintained, with updated finishes in 2015 that enhance its curb appeal. Step outside to a large, sunny east-facing deck, perfect for summer barbecues and entertaining. The backyard offers convenient access to a back lane. This home is situated in a fantastic location, with easy access to the LRT and bus routes, quality schools, diverse shops, and recreational facilities. The Belmont community is known for its family-friendly atmosphere and abundant green spaces. This home truly offers exceptional value.

Built in 2002

Essential Information

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Price \$464,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,503
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13059 35 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5C8

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	16
Zoning	Zone 35

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