

# **\$580,000 - 827 35 Avenue, Edmonton**

MLS® #E4426399

**\$580,000**

4 Bedroom, 3.50 Bathroom, 2,031 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

This spacious home offers over 2,000 sq ft of living space, and a finished basement, making it perfect for families or those who need extra room. The upper floor features 3 generous bedrooms, including a master suite with a private ensuite washroom. The bonus room provides additional living space, and the laundry is conveniently located upstairs. The fully finished basement is a standout, offering a separate kitchen, laundry area (appliance free), a full washroom, a cozy living room, and a walk-in closet. Outside, you'll appreciate the completed landscaping, fully fenced yard, and a beautiful deck for outdoor enjoyment. Plus, the attached double car garage provides plenty of space for parking and storage. This home is ideally located near all the amenities you need, including shops, a transit center, a gym, a movie theater, a car wash, and more, making it both convenient and highly desirable. Seller will provide title insurance in lieu of Real Property Report.

Built in 2016

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4426399  |
| Price     | \$580,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,031                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 827 35 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 1A3       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Walk-up Basement |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Concrete, Stone  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Asphalt, Concrete, Stone  |
| Foundation        | Concrete Perimeter, Preserved Wood  |

**Additional Information**

Date Listed            March 17th, 2025  
Days on Market      47  
Zoning                Zone 30

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