

## **\$464,900 - 13059 35 Street, Edmonton**

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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**

MLS® # E4458573

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	2
Zoning	Zone 35

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