

## \$425,000 - 13140 35 Street, Edmonton

MLS® #E4458681

**\$425,000**

5 Bedroom, 2.00 Bathroom, 1,025 sqft  
Single Family on 0.00 Acres

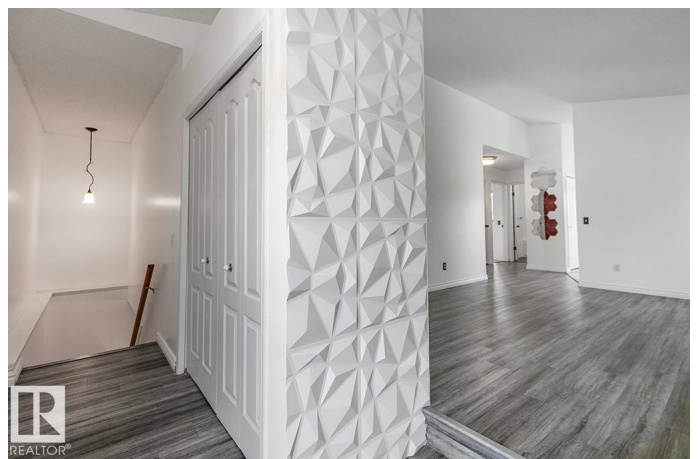
Belmont, Edmonton, AB

This CORNER LOT 5-BEDROOM bungalow is the perfect match for large or multi-generational families seeking space, and unbeatable convenience. Located just one minute from Belmont School, and moments from the Henday, Manning Drive, and Transit Centre. Inside, soaring VAULTED ceilings and an airy OPEN-CONCEPT layout welcome you with warmth and natural light. Premium laminate flooring with carpet in all bedrooms for added comfort. The FULLY FINISHED basement features a cozy family room with a gas FIREPLACE and two completed bedrooms (2025), ideal for teens, or extended family. Enjoy peace of mind with recent mechanical upgrades, including a HIGH-EFFICIENCY furnace, central AC (2025), shingles (2017). Outdoors, the CORNER LOT adds ample parking, the side of the home is lined with mature plants ready to thrive with care, and raspberry bushes in the backyard add a sweet summer bonus. A double attached garage, and fresh interior paint. Incredibly well-located, this gem is the definition of "family-ready."

Built in 1998

### Essential Information

MLS® #	E4458681
Price	\$425,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13140 35 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5C7

### Amenities

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
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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Listing information last updated on September 21st, 2025 at 6:02pm MDT