

\$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

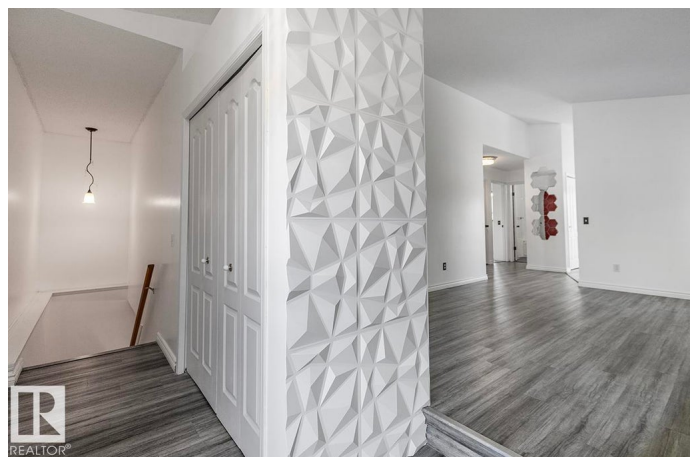
This CORNER LOT 5-BEDROOM bungalow is the perfect match for large or multi-generational families seeking space, and unbeatable convenience. Located just one minute from Belmont School, and moments from the Henday, Manning Drive, and Transit Centre. Inside, soaring VAULTED ceilings and an airy OPEN-CONCEPT 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	Air Conditioning-Central, 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	25
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 8:17am MDT