

# \$569,000 - 2423 35 Av, Edmonton

MLS® #E4420098

**\$569,000**

7 Bedroom, 3.00 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Investors, Airbnb hosts, and multi-generational families—this is the opportunity you’ve been waiting for! This spacious 7-bedroom bi-level home in southeast Edmonton’s highly desirable Wild Rose community offers incredible rental potential, a separate entrance to the fully finished basement, and a prime location near key amenities. Main Floor — Stylish & Functional - Expansive primary bedroom with private en-suite - Two additional spacious bedrooms and a full bathroom - Bright and airy living & dining areas — ideal for hosting - Open-concept kitchen with ample counter space and storage ? Private family room — perfect for relaxation or guest space Fully Finished Basement — Separate Entrance - Three additional bedrooms — great for extended family or tenants - Fully equipped second kitchen — ideal for a legal suite or Airbnb income - Spacious living area — perfect for short-term or long-term rental

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420098  |
| Price      | \$569,000 |
| Bedrooms   | 7         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,759                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |            |
|-------------|------------|
| Address     | 2423 35 Av |
| Area        | Edmonton   |
| Subdivision | Wild Rose  |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6T 1V9    |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | February 3rd, 2025 |
|-------------|--------------------|

Days on Market 62

Zoning Zone 30

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