

**\$350,000 - 14804 35 Street, Edmonton**

MLS® #E4455669

**\$350,000**

4 Bedroom, 1.00 Bathroom, 1,013 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

BRIGHT and SUNNY BI-LEVEL on a quiet corner lot, offering 6,611 sq ft of incredible value! This home features a spacious living room with huge sunny window, a nice big eat-in kitchen, 3 spacious bedrooms and 4 pce bath on the main level. The basement includes a 4th bedroom, framed for huge rec room plus den and includes roughed-in plumbing, laundry room and oversized windows, providing tons of extra space for future development or customization. Enjoy the firepit in the massive backyard, perfect for outdoor gatherings. Upgrades include newer hot water tank (2024) and central air conditioning. With great bones, and ample room to create whatever your heart desires, this property is perfect for families and investors alike. Located near a neighborhood school, park, and tons of amenities, itâ€™s the perfect spot to call home! Don't miss this opportunity!

Built in 1983

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4455669  |
| Price          | \$350,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,013     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14804 35 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2K6         |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Fire Pit, No Smoking Home, R.V. Storage |
| Parking   | See Remarks                                              |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 1                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Kirkness School |
| Middle     | John D. Bracco  |

High M.E. Lazerte

### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 8

Zoning Zone 35

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Listing information last updated on September 10th, 2025 at 4:47am MDT