

## \$460,000 - 1543 35 Avenue, Edmonton

MLS® #E4435434

**\$460,000**

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Looking for a SEPARATE ENTRANCE? This move-in ready bi-level offers just thatâ€™plus a newly RENOVATED BASEMENT. With 2+2 bedrooms and 3 full baths, this home features a spacious double garage and generous storage. New flooring welcomes you from the large entryway and continues throughout. The main floor boasts vaulted ceilings in the living and dining areas, a gas stovetop, ample counter space, and stainless steel appliances. The secondary bedroom is across from a 4-pc guest bath, while the primary suite includes a walk-in closet, bonus storage, and a private ensuite. Enjoy the newer east-facing deck via direct entry from the primary bedroom.

Downstairs, you'll find another 3-pc bath, second laundry room, and a roomy living/dining area with roughed-in plumbing for a full kitchen. Just minutes from Superstore, Landmark Cinema, Walmart, and Goodlife Fitnessâ€™this home is an investment opportunity that blends comfort and convenience effortlessly.

Built in 2012

### Essential Information

MLS® # E4435434

Price \$460,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,122
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1543 35 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0M9

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas Stove Hookup
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	85
Zoning	Zone 30

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