

## \$575,000 - 1840 35 Street, Edmonton

MLS® #E4447686

**\$575,000**

5 Bedroom, 4.00 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Practically BRAND NEW HOME (much over \$175k spent on reno's!) 5 bed, 4 bath home in the Established community of Daly Grove. UPGRADES INCL: NEWER WINDOWS, VINYL SIDING, SOFFITS, GUTTERS, SHINGLES (2022), SOLAR PANELS (2025/\$40K!!), AND IMPROVED INSULATION. A NEWER FURNACE, HEAT PUMP, ON-DEMAND HOT WATER, & A/C WERE INSTALLED IN 2025. THE FINISHED BASEMENT OFFERS 9 FT CEILINGS, ROXUL SOUNDPROOFING, & A MEDIA ROOM WITH 1080P PROJECTOR, 110-INCH SCREEN, & 5.1 SURROUND SOUND. Features include: WATERPROOF LAMINATE FLOORING, Thomasville kitchen cabinets, GRANITE COUNTERTOPS with a dbl waterfall island, and a gas 6-BURNER STOVE. The open-concept main level includes an electric FIREPLACE FEATURE WALL. Bathrooms are fully renovated with marble tile, counters, and HEATED FLOORS, including a stylish ensuite off the primary bedroom. ENJOY A NG BBQ, patio set, and 8x12 shed. Electrical panel upgraded with surge protection. A MUST SEE home with quality upgrades throughout. Close to schools, shopping, and so much more!

Built in 1980

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4447686               |
| Price          | \$575,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,207                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1840 35 Street |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3E9        |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Instant, Solar Equipment |
| Parking   | Double Garage Attached                                    |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 4                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back |

Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 29         |

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