

## \$395,000 - 2827 35 Street, Edmonton

MLS® #E4458139

**\$395,000**

4 Bedroom, 2.00 Bathroom, 952 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this 2+2 bedroom, 2 bathroom Bi-Level home located on a peaceful family-oriented street in the sought-after Bisset neighborhood. Offering over 950 SqFt of living space, this residence boasts a well-designed main floor featuring a generously sized living room with a Bay Window for abundant natural light, a dining area with seamless access to a spacious deck, and a Renovated modern kitchen with Quartz countertops, newer backsplash and stainless steel appliances. The lower level provides a versatile recreation room, a practical laundry area, and two additional bedrooms. Outside, the expansive fully fenced yard with a deck offers a perfect retreat. With recent upgrades including a Furnace (3 years), Shingles (2025), and hot water tank (2015), coupled with the convenience of a Double Attached Insulated Garage, this home presents an ideal blend of comfort, style, and functionality. Strategically situated near schools, shopping centers, public transportation options and more!

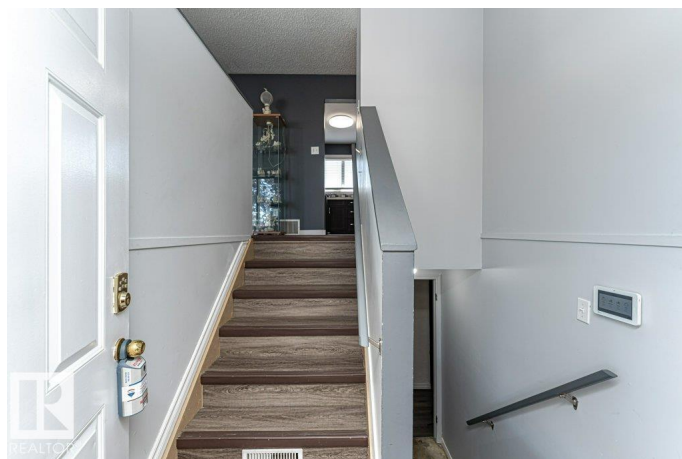
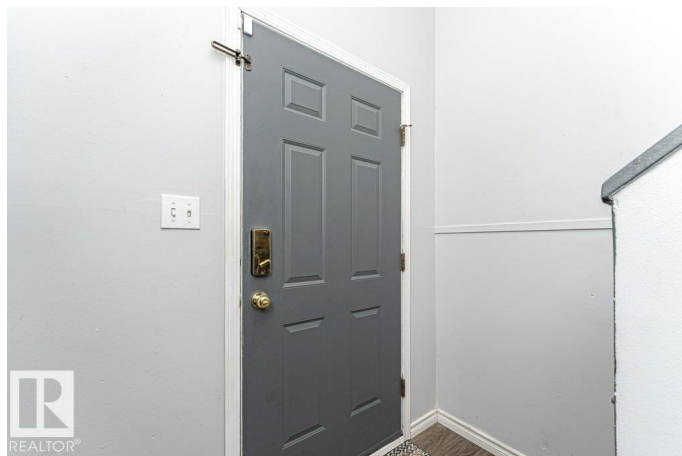
Built in 1982

### Essential Information

MLS® # E4458139

Price \$395,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 952                    |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2827 35 Street |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5K2        |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck                              |
| Parking   | Double Garage Attached, Insulated |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 2                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### Exterior

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

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Bisset School       |
| Middle     | Kate Chegwin School |
| High       | W P Wagner School   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 29              |

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 September 19th, 2025 at 10:32am MDT