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

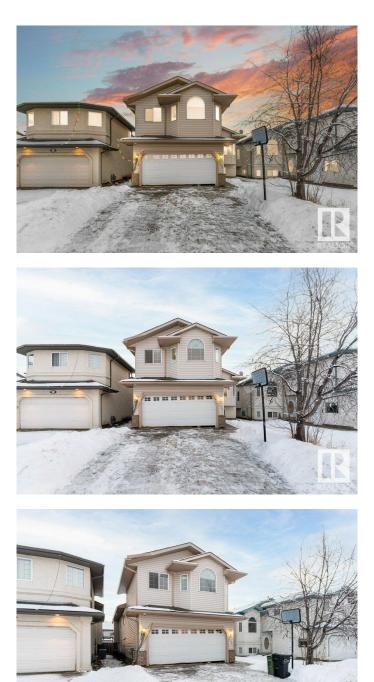
MLS® #E4420098

#### \$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 familiesâ€"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                   |
| Туре           | 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

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

### Exterior

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

## **Additional Information**

Days on Market 60

Zoning Zone 30

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Listing information last updated on April 4th, 2025 at 3:17pm MDT