

## \$425,000 - 13140 35 Street, Edmonton

MLS® #E4458681

**\$425,000**

5 Bedroom, 2.00 Bathroom, 1,025 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

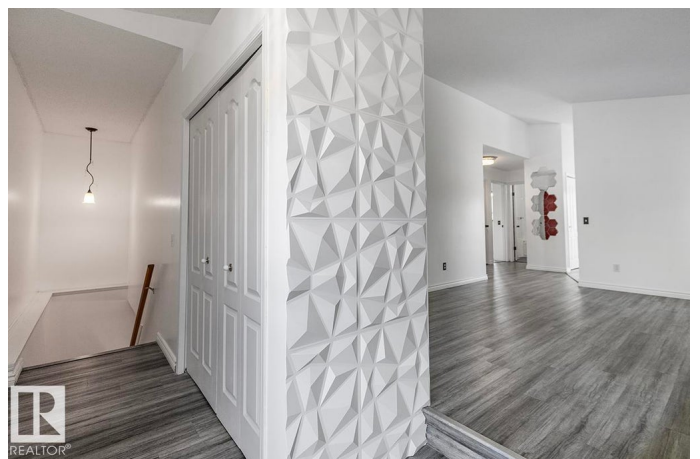
This CORNER LOT 5-BEDROOM bungalow is the perfect match for large or multi-generational families seeking space, and unbeatable convenience. Located just one minute from Belmont School, and moments from the Henday, Manning Drive, and Transit Centre. Inside, soaring VAULTED ceilings and an airy OPEN-CONCEPT layout welcome you with warmth and natural light. Premium laminate flooring with carpet in all bedrooms for added comfort. The FULLY FINISHED basement features a cozy family room with a gas FIREPLACE and two completed bedrooms (2025), ideal for teens, or extended family. Enjoy peace of mind with recent mechanical upgrades, including a HIGH-EFFICIENCY furnace, central AC (2025), shingles (2017). Outdoors, the CORNER LOT adds ample parking, the side of the home is lined with mature plants ready to thrive with care, and raspberry bushes in the backyard add a sweet summer bonus. A double attached garage, and fresh interior paint. Incredibly well-located, this gem is the definition of "family-ready."

Built in 1998

### Essential Information

MLS® # E4458681

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,025                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13140 35 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5C7         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Mantel, Tile Surround                                                                                        |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 35              |

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Listing information last updated on October 16th, 2025 at 1:17am MDT