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

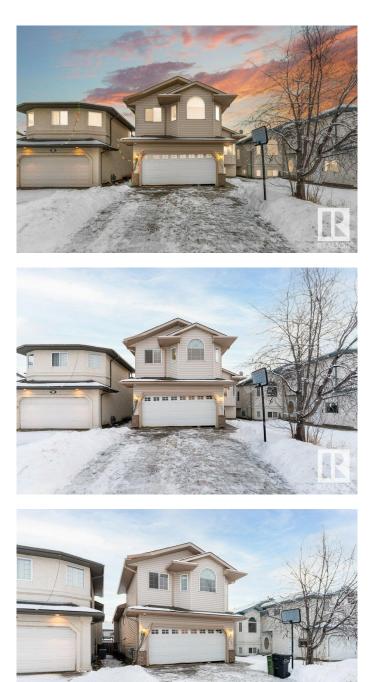
MLS® #E4420098

#### \$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 68

Zoning Zone 30

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 April 12th, 2025 at 6:09am MDT