

## **\$464,900 - 13059 35 Street, Edmonton**

---

MLS® #E4458573

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,503 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Located in the highly desirable community of Belmont, this beautiful 3-bedroom, 2.5-bathroom home is available for immediate possession. Perfect for a young family or a couple looking for their first home, this residence has been thoughtfully updated. The heart of the home is a modern kitchen, fully renovated in 2019, featuring sleek finishes and ample storage. The primary bedroom boasts a large ensuite, while quality vinyl and plush carpet flooring run throughout the home. The exterior has also been well-maintained, with updated finishes in 2015 that enhance its curb appeal. Step outside to a large, sunny east-facing deck, perfect for summer barbecues and entertaining. The backyard offers convenient access to a back lane. This home is situated in a fantastic location, with easy access to the LRT and bus routes, quality schools, diverse shops, and recreational facilities. The Belmont community is known for its family-friendly atmosphere and abundant green spaces. This home truly offers exceptional value.

Built in 2002

### **Essential Information**

MLS® # E4458573

Price \$464,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,503                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13059 35 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5C8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 35              |

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 28th, 2025 at 6:17pm MDT