

## \$489,900 - 13815 35 St, Edmonton

MLS® #E4460768

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Hairsine, Edmonton, AB

Welcome to this bright and inviting 1,253 sq. ft. bungalow on a quiet, family-friendly street. Move-in ready with exceptional curb appeal, this home features a new roof, eavestroughs, and triple-pane windows. Inside, enjoy modern updates throughout including new vinyl plank flooring, refreshed bathrooms, updated light fixtures, and stylish hardware. The spacious primary suite with ensuite offers a private retreat, while the open living areas create a warm, cozy vibe. The basement is perfect for entertaining with a large family space, pool table, and bar area. Outside, the fully fenced backyard provides plenty of room for gatherings, with low-maintenance landscaping for easy care. An oversized double garage, extended driveway, and extra parking add convenience. Bright, modern, and functional, this home is the perfect blend of comfort and style. Additional updates include fresh paint, baseboards, trim, brand new furnace and hot water tank.

Built in 1981

### Essential Information

MLS® #	E4460768
Price	\$489,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13815 35 St
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2E7

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Furniture Included, Garage Control, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed           October 3rd, 2025  
Days on Market     1  
Zoning                Zone 35

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