

## \$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 | 16                |
| Zoning         | Zone 35           |

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Listing information last updated on October 19th, 2025 at 8:47am MDT