

Courtesy Of Jomet Joseph Of Kairali Realty Inc.

## \$484,999 - 13023 35 Street, Edmonton

MLS® #E4449607

**\$484,999**

4 Bedroom, 3.00 Bathroom, 1,223 sqft  
Single Family on 0.00 Acres

Belmont, Edmonton, AB

Discover this immaculate bi-level, nestled on a quiet Belmont cul-de-sac. It boasts major updates like new shingles (2025), new A/C (2024), and new quartz kitchen countertops. The vaulted main floor offers a spacious living and dining area, along with three bedrooms, including a primary suite with its own en-suite and a four-piece bath. Downstairs, the fully finished basement provides a large family room, a fourth bedroom, and another full bathroom. You'll love the heated, double attached garage with a workbench, and the fully fenced, landscaped yard, complete with fruit trees. This pristine, no-smoking, no-animal home is conveniently located near schools, parks, shopping, and transit, making it a truly move-in-ready property packed with value.

Built in 2002

### Essential Information

MLS® #	E4449607
Price	\$484,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,223
Acres	0.00
Year Built	2002



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13023 35 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5C8

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belmont Public School
Middle	St. Elizabeth Seton Cathol

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	88
Zoning	Zone 35

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Listing information last updated on October 21st, 2025 at 2:32am MDT