

# \$499,999 - 13023 35 Street, Edmonton

MLS® #E4449607

**\$499,999**

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          | \$499,999 |
| 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 | 43              |
| Zoning         | Zone 35         |

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Listing information last updated on September 6th, 2025 at 7:02am MDT