

# \$444,900 - 14723 35 Street, Edmonton

MLS® #E4426179

## \$444,900

5 Bedroom, 2.50 Bathroom, 1,152 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Experience the perfect blend of comfort and convenience in this beautifully refreshed 5-bedroom home. Step into a bright living area showcasing new flooring (2024) and crisp paint, all anchored by a spacious kitchen with a peninsula countertop. Enjoy sipping your morning coffee on the covered deck or watching the kids play in the huge backyard. Highlights include a newly replaced roof (2022), updated windows (2023), a modernized washroom (2023), and a high-efficiency Lennox furnace (2019). The finished basement is a standout, offering two extra bedrooms, a second kitchen, and a generous recreation room for movie nights. Complete with a double attached garage and oversized driveway, this property is minutes from schools, parks, shopping, and easy commuting routes!



Built in 1990

## Essential Information

MLS® #	E4426179
Price	\$444,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,152

Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	14723 35 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H8

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 20

Zoning Zone 35

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Listing information last updated on April 7th, 2025 at 6:17pm MDT