

# \$569,000 - 2423 35 Av, Edmonton

MLS® #E4420098

**\$569,000**

7 Bedroom, 3.00 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Investors, Airbnb hosts, and multi-generational families—this is the opportunity you’ve been waiting for! This spacious 7-bedroom bi-level home in southeast Edmonton’s highly desirable Wild Rose community offers incredible rental potential, a separate entrance to the fully finished basement, and a prime location near key amenities. Main Floor — Stylish & Functional - Expansive primary bedroom with private en-suite - Two additional spacious bedrooms and a full bathroom - Bright and airy living & dining areas — ideal for hosting - Open-concept kitchen with ample counter space and storage ? Private family room — perfect for relaxation or guest space Fully Finished Basement — Separate Entrance - Three additional bedrooms — great for extended family or tenants - Fully equipped second kitchen — ideal for a legal suite or Airbnb income - Spacious living area — perfect for short-term or long-term rental

Built in 2003

## Essential Information

MLS® #	E4420098
Price	\$569,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3



Square Footage	1,759
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2423 35 Av
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1V9

### **Amenities**

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 3rd, 2025
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Days on Market 61

Zoning Zone 30

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