

## \$439,000 - 3516 19 Avenue, Edmonton

MLS® #E4457490

**\$439,000**

5 Bedroom, 2.50 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this must-see detached bi-level home in the desirable community of Daly Grove. Situated on a large 46 ft x 120 ft lot (over 5,500 sq. ft.), this property offers plenty of space inside and out. Featuring a double car garage, a total of 5 bedrooms and 2.5 bathrooms, and a fully finished basement with a second kitchen, this home is perfect for families, multi-generational living, or investors seeking strong cash flow. The main level boasts a bright and functional floorplan with spacious living and dining areas, along with 3 bedrooms and 1.5 bathrooms. The basement includes 2 additional bedrooms, a full bathroom, and a second kitchen. This home is located near schools, shopping, public transit, parks, and the Gurdwara Sahib, making it a convenient and highly desirable location. Excellent investment or cash flow opportunity!!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457490  |
| Price      | \$439,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,199                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3516 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2Z9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

Date Listed September 12th, 2025

Days on Market 3

Zoning Zone 29

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