

## \$419,000 - 3520 19 Avenue, Edmonton

MLS® #E4457502

**\$419,000**

5 Bedroom, 2.00 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

This detached bi-level home sits on a generous lot of over 5,500 sq. ft. in the highly desirable Daly Grove community. The main floor features 3 bedrooms, offering bright, functional living space ideal for families. The fully finished basement includes a separate entrance, 2 bedrooms, and 1 full bathroom, plus plenty of room for a second living area or rental suite, making this property perfect for multi-generational living or investors seeking strong cash flow. Enjoy the convenience of being close to schools, shopping centers, public transit, parks, and Gurdwara Sahib, ensuring everything your family needs is just minutes away. With its flexible layout, large lot, and excellent location, this home is a rare find that combines comfort, functionality, and investment potential all in one package.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457502  |
| Price          | \$419,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,060     |
| Acres          | 0.00      |
| Year Built     | 1979      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3520 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2Z9        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 29              |

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