

## **\$409,900 - 3536 19 Avenue, Edmonton**

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MLS® #E4459282

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to nearly 2000 sq ft of well-planned living, this sun-filled 4-level split in Daly Grove combines spacious design with everyday comfort. The main floor glows with natural light, many windows, hardwood, and striking Onyx tile. A warm oak kitchen anchors the home, offering deep drawers, endless cabinetry, and a softly lit island that showcases your favorite glassware. Upstairs, retreat to the private master with ensuite while family or guests enjoy two additional bedrooms and a full bath. The third level is made for connection, featuring a cozy family room and a sparkling modern 3-piece bath. Need versatility? The fourth level doubles as a office, hobbyroom and laundry space. From the kitchen, step onto a spacious deck that overlooks a sprawling outdoor oasis with mature trees and thoughtful design—ideal for summer dinners, play, or quiet mornings. With cabinets in the double garage for extra storage and a new furnace replaced in 2021, this home is truly move-in ready for your next chapter.



Built in 1979

### **Essential Information**

MLS® #                      E4459282

Price                         \$409,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,062                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3536 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2Z9        |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke         |
| Parking Spaces | 5                                                |
| Parking        | Double Garage Attached, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 4                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Treed Lot |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Daly Grove School   |
| Middle     | Kate Chegwin School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 29              |

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Listing information last updated on October 27th, 2025 at 6:02pm MDT