

Courtesy Of Jill Jordan Of RE/MAX Real Estate

\$370,000 - 4507 35a Avenue, Edmonton

MLS® #E4424171

\$370,000

3 Bedroom, 2.00 Bathroom, 919 sqft
Single Family on 0.00 Acres

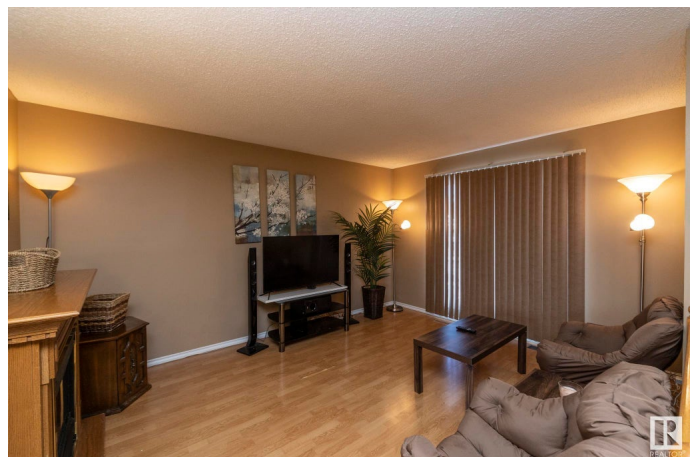
Minchau, Edmonton, AB

Opportunity Knocks. UPDATED 3 bedroom bi-level, with CENTRAL AIR CONDITIONING. The main floor starts with a spacious living framed by large north facing vinyl windows. The galley style kitchen features natural cabinetry, stainless steel appliances and patio door to the outdoor space. Completing the main floor is a generous principal bedroom, 4 pc bath and 2nd bed. The mostly (95%) finished basement includes an additional bedroom, 4 piece bathroom, and large laundry/storage room complete the interior layout. Fenced backyard featuring additional storage in the garden shed. Located on a quiet street in Minchau close to parks, Minchau school in addition to being minutes from the Grey Nuns and new Valley LRT line. Improvements include vinyl windows, exterior siding, furnace, HWT and more. What are you waiting for? Come take a peek and fall in love.

Built in 1980

Essential Information

MLS® #	E4424171
Price	\$370,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	919



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4507 35a Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3R6

Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Front Drive Access

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Minchau
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Additional Information

Date Listed March 6th, 2025

Days on Market 8

Zoning Zone 29

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Listing information last updated on March 13th, 2025 at 10:32pm MDT