

\$425,000 - 4524 35 Avenue, Edmonton

MLS® #E4444047

\$425,000

3 Bedroom, 2.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

This beautiful bi-level home offers a bright and inviting atmosphere with large upgraded windows. The kitchen features stainless steel appliances, real wood cabinetry, recessed lighting, and a layout that's easy to enjoy just off of the living and dining areas. The home is finished with engineered hardwood and newer carpet throughout. Step outside to a huge backyard, fully fenced with a new fence and a spacious composite deck, which is great for entertaining. A great family home!

Built in 1980

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4444047 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 947 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information



| | |
|-------------|----------------|
| Address | 4524 35 Avenue |
| Area | Edmonton |
| Subdivision | Minchau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3P9 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Deck |
| Parking Spaces | 2 |
| 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, Stucco, Vinyl |
| Exterior Features | Fenced, Landscaped, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|---------------------|
| Elementary | Minchau School |
| Middle | Kate Chegwin School |
| High | W.P. Wagner School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 29 |

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