

## \$439,900 - 3503 34a Avenue, Edmonton

MLS® #E4459608

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

A Home That Fits Your Life—Schools, Trails, and Comfort All Around. Mill Creek nature trail is just seconds away for walking, biking, or fresh air escapes. This unique 3 level split was designed with openness in mind. The living room greets you with light and space. A spectacular Dining Room is a must see! and the kitchen, complete with breakfast nook, offers a practical yet cozy cooking area. A spacious master bedroom is complete with an en suite that boasts a JET TUB. The lower level stretches long and open, brightened by large windows. Oh! Almost forgot to mention the wood burning, brick fireplace. Step outside, and you™ll find a large backyard once filled with gardens and even a fishpond—waiting for your vision to bring it alive again. This house has a METAL ROOF, a NEWER FURNACE and Hot Water Tank. Within Walking Distance to 3 elementary schools and a junior high school. Truly a great family home !

Built in 1985

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459608  |
| Price     | \$439,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,251                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3503 34a Avenue |
| Area        | Edmonton        |
| Subdivision | Minchau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3Y8         |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Crawl Space, Fire Pit, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                         |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Fireplace         | Yes                                                                                           |
| Fireplaces        | Brick Facing                                                                                  |
| Stories           | 3                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                            |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                                   |
| Construction      | Wood, Stucco                                                                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Minchau  
Middle                              Kate Chegwin  
High                                 Dr. Francis Whiskeyjack

**Additional Information**

Date Listed                      September 26th, 2025  
Days on Market                13  
Zoning                              Zone 29

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