

\$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

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

Additional Information

Date Listed	June 24th, 2025
Days on Market	11
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)
Listing information last updated on July 5th, 2025 at 3:32pm MDT