

## \$369,900 - 3440 42 Street, Edmonton

MLS® #E4425199

**\$369,900**

4 Bedroom, 2.00 Bathroom, 826 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Charming Bi-Level Home in Minchau with Income Potential! Welcome to this fantastic bi-level home in the sought-after community of Minchau! With over 1550 sq ft of liveable space this versatile property is perfect for homeowners and investors, featuring 4 bedrooms, 2 full bathrooms, and a second kitchen in the basement - an ideal setup for a secondary suite. Recent updates include brand-new flooring, new upstairs bathroom cabinets, and a newly installed hot water tank. The roof is just 8 years old, ensuring peace of mind for years to come. Step outside to find a massive 29' x 24' double detached garage, providing ample storage and workspace. Nestled in a quiet, family-friendly neighborhood, this home is close to schools, parks, shopping, and public transit. Don't miss this fantastic opportunity to own a well-maintained home with income potential!

Built in 1982

### Essential Information

MLS® #	E4425199
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	826



Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3440 42 Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A1

### **Amenities**

Amenities	Off Street Parking, On Street Parking
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
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Days on Market 52

Zoning Zone 29

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