

## \$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 | 10              |
| Zoning         | Zone 29         |

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