

Courtesy Of Sara Trenn Of Century 21 Masters

## \$249,900 - 4783 35 Avenue, Edmonton

MLS® #E4431719

**\$249,900**

3 Bedroom, 1.5 Bathroom, 1,162 sqft

Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

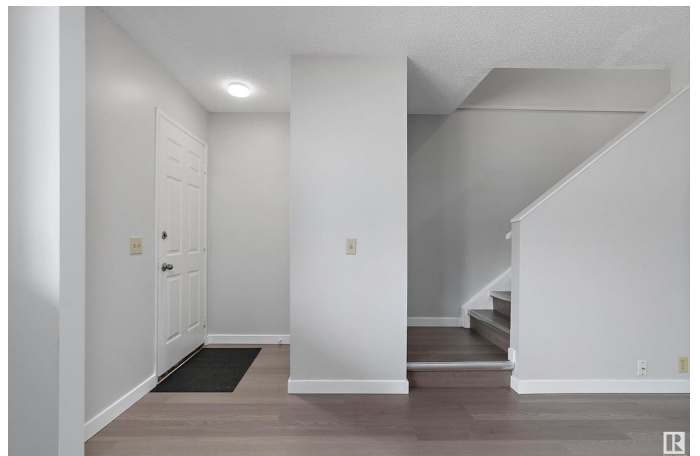
BEAUTIFUL NEWLY RENOVATED, MOVE-IN READY 3 bedroom & 1.5 bathroom townhouse in the family-friendly community of Minchau in southeast Edmonton. You'll love the modern BRAND NEW laminate flooring throughout (NO CARPET), gorgeous NEW TIMELESS KITCHEN with full height white cabinetry, new appliances, FRESHLY PAINTED throughout, updated bathrooms & light fixtures & a NEWER HOT WATER TANK. With over 1160 sq.ft & TWO PARKING STALLS, this home is perfect for first-time homebuyers & investors and is situated close to schools, public transit, all amenities & easy access to the Henday & the Whitemud. The main floor features a spacious bright living room with a large window & flows nicely into the dining room. Rounding off the main floor is a gorgeous kitchen, 2pc bath & access to your FENCED backyard. Upstairs is a HUGE primary bedroom which can easily accommodate a king size bed, 2 additional large bedrooms & a 4pc bath. And the basement offers a rec room & separate laundry room & storage. \*Virtually staged\*

Built in 1981

### Essential Information

MLS® # E4431719

Price \$249,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,162             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4783 35 Avenue |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3P8        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Stall         |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 18th, 2025  
Days on Market                2  
Zoning                              Zone 29  
Condo Fee                        \$343

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