

## \$434,900 - 4616 35 Avenue, Edmonton

MLS® #E4436113

**\$434,900**

4 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Lovely, upgraded bilevel on a quiet street in Minchau - with plenty of space for everyone! The main floor features 3 generously sized bedrooms and a beautifully renovated bathroom. The bright living room is filled with natural light and flows into a spacious, separate dining area—ideal for family dinners or entertaining guests. The well-equipped kitchen offers stainless steel appliances and opens onto a raised deck with access to the backyard. The basement includes a large entertainment room, wet bar, family room, 4th bedroom, and a convenient 2-piece bath—perfect for hosting friends and family. The custom heated garage was built in 2017, measuring 26' x 20' with a 10-foot ceiling, attic storage, and an 8-foot garage door—perfect for accommodating larger trucks. The expanded driveway offers ample space for RV parking and can easily fit up to six vehicles. Roof 2018, HWT 2024. Located close to Mill Woods ravine trail system, the LRT for quick access to downtown and close proximity Grey Nuns Hospital.

Built in 1979

### Essential Information

MLS® # E4436113

Price \$434,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4616 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P9

### **Amenities**

Amenities	No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Detached, Over Sized, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 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 May 24th, 2025 at 7:32pm MDT