

## \$449,900 - 3736 48 Street, Edmonton

MLS® #E4462237

**\$449,900**

6 Bedroom, 3.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

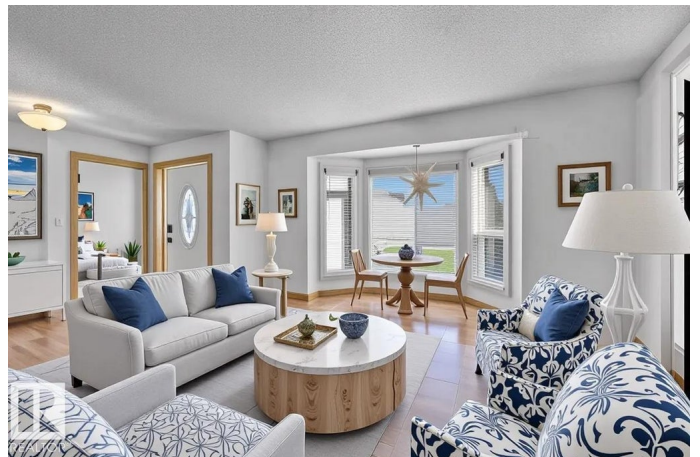
This is where your next chapter truly begins: A home built not just for shelter, but for the richness of family life, offering 6 GENEROUS BEDS PLUS OFFICE/DEN—perfect for a thriving multi-generational family or simply enjoying the LUXURY OF SPACE. Ease starts the moment you arrive, thanks to the integrated DOUBLE ATTACHED GARAGE. Inside, elegance meets everyday comfort. Gather around the cozy wood-burning fireplace on winter evenings, creating memories. With the convenience of main-floor living and the versatility of a newly finished basement (2022). Step out onto your ESTATE-SIZED, PIE SHAPED LOT—an unparalleled outdoor oasis that distinguishes this property entirely. This massive yard is primed featuring abundant space for multiple gardening beds where you can cultivate a bountiful harvest and a safe, expansive area for play. With new mechanicals (Furnace 2023, HWT 2022) & and proximity to schools, hospitals, etc. This home offers true peace of mind. COME FIND THE SPACE YOUR HEART HAS BEEN LONGING FOR.

Built in 1988

### Essential Information

MLS® # E4462237

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,354                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3736 48 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3T3        |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Parking-Visitor, See Remarks |
| Parking Spaces | 6                                                                         |
| Parking        | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplaces        | Woodstove                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 30                 |
| Zoning         | Zone 29            |

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Listing information last updated on November 14th, 2025 at 4:17am MST