

## \$485,000 - 3450 37 Street, Edmonton

MLS® #E4436060

**\$485,000**

5 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

**MASSIVE IN MINCHAU!** Rare LARGE LOT, 643.72 m2, with WEST FACING BACKYARD now available. Property features both an ATTACHED GARAGE (w/ Heater & Water Taps) & ALLEY ACCESS. Lots of potential to be found here! Featuring 5 BEDROOMS w/ 3 BATHS, this 1,300+ sq ft Bungalow comes w/ a SEPARATE ENTRANCE. Bonus: TWO KITCHENS, TWO LAUNDRIES & TWO FIREPLACES (wood burning & electric). Schools within walking distance. Easy access to the Whitemud, Henday & Shopping. Transit & the Millcreek Ravine are located across the street! Ideal floor plan for extended families, select home businesses or future development.

Built in 1986

### Essential Information

MLS® #	E4436060
Price	\$485,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	1986



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3450 37 Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4Y9

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Minchau/Mary Hanley
Middle	Kate Chegwin/F M Troy
High	WP Wagner/Holy Trinity

### **Additional Information**

Date Listed            May 12th, 2025

Days on Market      3

Zoning                Zone 29

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