

## \$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	7
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 July 1st, 2025 at 5:02am MDT