

## \$375,000 - 4706 35 Avenue, Edmonton

MLS® #E4435976

**\$375,000**

3 Bedroom, 2.50 Bathroom, 873 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Welcome to this inviting 3-bedroom, 2.5-bathroom bi-level home nestled in a peaceful cul-de-sac. With 872 sq ft on the main floor and a developed lower level, this property offers smart, functional living space for families, first-time buyers, or downsizers alike. Upstairs, you'll find two comfortable bedrooms (with an ensuite off the master) and a beautifully updated main bathroom featuring modern finishes. The bright and spacious living area flows effortlessly into the kitchen and dining space, perfect for both everyday living and entertaining. The lower level includes a third bedroom, an additional full bathroom, and a huge rec room ideal for guests or growing families. Enjoy peace of mind with recent upgrades including a newer roof and an updated water heater. Outside, provides room to relax or garden, while the cul-de-sac location means reduced traffic and a quiet neighborhood feel.

Built in 1980

### Essential Information

MLS® #	E4435976
Price	\$375,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	873
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4706 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P9

### Amenities

Amenities	On Street Parking, Detectors Smoke
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 12th, 2025

Days on Market 1

Zoning Zone 29

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