

\$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
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Days on Market	1
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Zoning	Zone 29
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Listing information last updated on May 14th, 2025 at 7:47am MDT