# \$374,900 - 3532 49a Street, Edmonton

MLS® #E4442515

## \$374,900

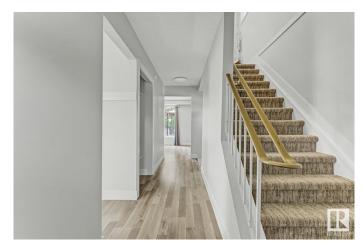
3 Bedroom, 1.50 Bathroom, 1,206 sqft Single Family on 0.00 Acres

Minchau, Edmonton, AB

Over recent years this home has been Renovated & Updated. This is the Perfect Home for First Time Buyer, Young Family Or an Investor. This 1205 sq ft, 2 story property sits on a massive 46' X 118' Rectangular Lot (5,600 sw ft lot)(Room for future garage)(Room for RV parking or parking the toys) This home Features 3 bedrooms + 1.5 bathroom & a very spacious backyard with a Pergola + Storage Shed! Perfect for kids and pets. On Main floor; Living area, Kitchen with Quartz Countertops & S/S Appliances & a 1/2 bath. Upstairs is an east facing primary bedroom with closet. The other 2 bedrooms are well sized plus a Full 4pc Bathroom. Downstairs in the partially finished basement there is a Rec Room, Laundry Area & Extra Storage. The A/C will keep you cool on those warm days. Renovations include New doors & Mouldings, New Lightning & Plumbing Fixtures, Paint + Carpet, Hood Fan. Plus: Furnace(2010), Hot water tank (2014), some windows, roof (2010) Close to golf, schools, restaurants, a hospital & so much more.







Built in 1980

# **Essential Information**

MLS® # E4442515 Price \$374,900 Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,206

Acres 0.00

Year Built 1980

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 3532 49a Street

Area Edmonton

Subdivision Minchau
City Edmonton
County ALBERTA

Province AB

Postal Code T6L 3V9

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Fire Pit, No Smoking Home,

R.V. Storage

Parking 2 Outdoor Stalls, RV Parking

Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

**Exterior** 

Exterior Wood, Metal

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public

Transportation, Schools, Shopping Nearby

Lot Description 46' x 118'

Roof Asphalt Shingles

Construction Wood, Metal

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 14th, 2025

Days on Market 2

Zoning Zone 29

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Listing information last updated on June 16th, 2025 at 7:02pm MDT