

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$439,000 - 4544 35 Avenue, Edmonton

MLS® #E4428843

**\$439,000**

3 Bedroom, 2.00 Bathroom, 785 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

This stunning raised bungalow in Minchau offers just under 800 sqft above grade and over 900 sqft below, thanks to its bright and open-to-below layout. Thoughtfully updated over the past few years, the home features fresh paint throughout and a clever reconfiguration that transformed one of the original three bedrooms into a stylish dining room. The main floor includes two spacious bedrooms, a character-filled kitchen with a breakfast bar, and a beautifully updated bathroom. Downstairs offers exceptional additional living space, with a cozy den, large living area, full bathroom, and a private bedroom—ideal for guests or growing families. Outside, enjoy a huge backyard with a dual-level deck, under-deck storage, a greenhouse, and a garden. The insulated, oversized double garage adds functionality and convenience to this already exceptional home.

Built in 1981

### Essential Information

MLS® #	E4428843
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	785
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4544 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P9

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
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Days on Market 2

Zoning Zone 29

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Listing information last updated on April 4th, 2025 at 9:47pm MDT