

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 |
|-------------|-----------------|

Days on Market 9

Zoning Zone 29

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