

\$399,000 - 4715 37b Avenue, Edmonton

MLS® #E4435075

\$399,000

3 Bedroom, 2.00 Bathroom, 1,074 sqft
Single Family on 0.00 Acres

Minchau, Edmonton, AB

Immaculate 1,073 sq ft bungalow in South Edmontonâ€™move-in ready and beautifully upgraded! This charming 3-bedroom home features a stylish eat-in kitchen with grey shaker cabinets, concrete counters, subway tile backsplash, and a double farmhouse sink. Flooded with natural light from two large windows, the kitchen opens directly to a spacious deckâ€™perfect for summer entertaining. Both bathrooms were updated in recent years , offering generous storage upstairs and a stunning walk-in shower below. The finished basement offers two additional rooms, a rec room, and a laundry area. Recent upgrades include shingles (2020), front and back exterior doors (2022), and a microwave hood fan (2018). Located near Minchau School, parks, and all amenities, this home offers the perfect blend of comfort, style, and convenience. A true must-seeâ€™donâ€™t miss out!

Built in 1980

Essential Information

| | |
|------------|-----------|
| MLS® # | E4435075 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,074 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4715 37b Avenue |
| Area | Edmonton |
| Subdivision | Minchau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3S8 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Front Drive Access |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 1

Zoning Zone 29

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