

Courtesy Of Melissa N Botha Of Local Real Estate

\$242,500 - 4715 35 Avenue, Edmonton

MLS® #E4440651

\$242,500

3 Bedroom, 1.50 Bathroom, 1,150 sqft
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

Move-in ready townhouse condo in desirable Minchau! This 3-bedroom home features a renovated galley kitchen, updated flooring, and a bright, functional layout. Enjoy a private, fully fenced yard—perfect for pets, kids, or summer BBQs. Major updates include a newer furnace and hot water tank for added peace of mind. Located close to schools, parks, shopping, and transit, this home is ideal for families, first-time buyers, or investors. Looking for a tenanted property? The current tenant is exceptional and would love to stay, making this a great turnkey investment opportunity. Don’t miss out on this affordable and well-maintained gem in a quiet, family-friendly community!

Built in 1981

Essential Information

MLS® #	E4440651
Price	\$242,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1981



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4715 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P8

Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Vinyl Windows
Parking	2 Outdoor Stalls, No Garage, Stall, Tandem

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 29
Condo Fee	\$344

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Listing information last updated on June 17th, 2025 at 12:32pm MDT