

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. Donâ€™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	20
Zoning	Zone 29
Condo Fee	\$344

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 11:02pm MDT