Courtesy Of David M Estephan Of RE/MAX Elite

$250,000 - 4775 35 Avenue, Edmonton

MLS® #E4439255

$250,000
3 Bedroom, 1.50 Bathroom, 1,100 sqft
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

BEAUTIFULLY RENOVATED TOWNHOME! Located in the family friendly community of Minchau in southeast Edmonton. The well managed complex in Sandringham is PET FRIENDLY and the low condo fees are ideal for first-time buyers or investors. Featuring 3 bedrooms, 1.5 bathrooms and a terrific open design floor plan. Some of the many upgrades include designer lighting, new quality vinyl plank flooring (no carpet), new appliances and a gorgeous new kitchen and bathrooms. The main floor opens to a bright living room with nice big windows and access to the VERY PRIVATE fenced yard with lots of mature shrubs and trees. The dining area flows through to the updated kitchen which has modern white cabinetry, quality s/s appliances and butcher block countertops. Upstairs has 3 generous bedrooms with plenty of closet space and a contemporary family bathroom with elegant fixtures and fittings. The great location is close to parks, schools and major shopping - this stylish and affordable home is move-in ready!!!

Built in 1981

Essential Information

MLS® #	E4439255
Price	$250,000

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4775 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P8

Amenities

Amenities	Detectors Smoke, See Remarks
Parking	2 Outdoor Stalls

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, Unfinished

Exterior

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

Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	13
Zoning	Zone 29
Condo Fee	$346

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