

Courtesy Of Kimberly M LeClair Of RE/MAX River City

## \$359,900 - 4703 36 Avenue, Edmonton

MLS® #E4443997

**\$359,900**

4 Bedroom, 2.00 Bathroom, 896 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

WELCOME to this 896 sq. ft. bilevel half duplex that is move in ready fully finished & well maintained in desirable Minchau neighborhood. This property features two generous sized bedrooms on the main level with a renovated bathroom. The beautiful large open eat in kitchen boasts Maple cabinets, and includes all appliances. The basement is very bright with large windows, two extra bedrooms, a Rec room, laundry, 4pce bath and storage. Great fenced yard with oversized single garage. Walking distance to Millcreek Ravine and it's extensive walking trails, Minchau elementary school, & transit. This could be the house you have been waiting for. It would be a great place to call HOME!

Built in 1980

### Essential Information

MLS® #	E4443997
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1980
Type	Single Family



Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	4703 36 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3S2

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, 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	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	70
Zoning	Zone 29

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