

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$409,000 - 4544 35 Avenue, Edmonton

MLS® #E4428843

**\$409,000**

3 Bedroom, 2.00 Bathroom, 785 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

This stunning raised bungalow in Minchau offers just under 800 sqft above grade and over 900 sqft below, thanks to its bright and open-to-below layout. Thoughtfully updated over the past few years, the home features fresh paint throughout and a clever reconfiguration that transformed one of the original three bedrooms into a stylish dining room. The main floor includes two spacious bedrooms, a character-filled kitchen with a breakfast bar, and a beautifully updated bathroom. Downstairs offers exceptional additional living space, with a cozy den, large living area, full bathroom, and a private bedroom—ideal for guests or growing families. Outside, enjoy a huge backyard with a dual-level deck, under-deck storage, a greenhouse, and a garden. The insulated, oversized double garage adds functionality and convenience to this already exceptional home.

Built in 1981

### Essential Information

MLS® #	E4428843
Price	\$409,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	785
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4544 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P9

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
-------------	-----------------

Days on Market 28

Zoning Zone 29

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 May 1st, 2025 at 9:02pm MDT