

## \$355,000 - 4703 36 Avenue, Edmonton

MLS® #E4456843

**\$355,000**

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, renovated 4pce bath and storage. Upgrades include newer windows, furnace 2020, HWT 2022, ft. shingles 2022 and upgraded attic insulation 2022. Bathrooms were renovated in 2023 & 2024. 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® #         | E4456843  |
| Price          | \$355,000 |
| 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    | September 9th, 2025 |
| Days on Market | 8                   |

## Zoning

## Zone 29

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Listing information last updated on September 16th, 2025 at 10:32pm MDT