

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 18
Zoning Zone 29
Condo Fee \$346

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