

\$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 | 55 |
| 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 August 18th, 2025 at 1:02am MDT