

## \$359,900 - 3523 49a Street, Edmonton

MLS® #E4437769

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

**\*\*SOUTH**

**EDMONTON\*\*MILLWOODS\*\*HUGE LOT\*\*PARTLY FINISHED BASEMENT \*\*SIDE ENTRY\*\*** Main floor offers living area ,kitchen and dining area. moving upstairs house offers 3 bedroom and 4 piece washroom. side entry to basement and partly finished basement with 3 piece washroom. backyard is very big , good for kids to play. **GREAT INVESTMENT PROPERTY FOR INVESTORS AND FIRST TIME HOME BUYERS.**

Built in 1980

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437769               |
| Price          | \$359,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 3523 49a Street |
| Area        | Edmonton        |
| Subdivision | Minchau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3V8         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | No Parking                                 |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 31             |
| 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 June 20th, 2025 at 5:02am MDT