

\$242,500 - 4715 35 Avenue, Edmonton

MLS® #E4440651

\$242,500

3 Bedroom, 1.50 Bathroom, 1,150 sqft
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

Move-in ready townhouse condo in desirable Minchau! This 3-bedroom home features a renovated galley kitchen, updated flooring, and a bright, functional layout. Enjoy a private, fully fenced yard—perfect for pets, kids, or summer BBQs. Major updates include a newer furnace and hot water tank for added peace of mind. Located close to schools, parks, shopping, and transit, this home is ideal for families, first-time buyers, or investors. Looking for a tenanted property? The current tenant is exceptional and would love to stay, making this a great turnkey investment opportunity. Donâ€™t miss out on this affordable and well-maintained gem in a quiet, family-friendly community!

Built in 1981

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4440651 |
| Price | \$242,500 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,150 |
| Acres | 0.00 |
| Year Built | 1981 |



| | |
|----------|-------------------|
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4715 35 Avenue |
| Area | Edmonton |
| Subdivision | Minchau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3P8 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Vinyl Windows |
| Parking | 2 Outdoor Stalls, No Garage, Stall, Tandem |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 29 |
| Condo Fee | \$344 |

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Listing information last updated on June 20th, 2025 at 6:47pm MDT