

## **\$374,900 - 3532 49a Street, Edmonton**

MLS® #E4442515

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Over recent years this home has been Renovated & Updated. This is the Perfect Home for First Time Buyer, Young Family Or an Investor. This 1205 sq ft, 2 story property sits on a massive 46' X 118' Rectangular Lot (5,600 sq ft lot)(Room for future garage)(Room for RV parking or parking the toys) This home Features 3 bedrooms + 1.5 bathroom & a very spacious backyard with a Pergola + Storage Shed! Perfect for kids and pets. On Main floor; Living area, Kitchen with Quartz Countertops & S/S Appliances & a 1/2 bath. Upstairs is an east facing primary bedroom with closet. The other 2 bedrooms are well sized plus a Full 4pc Bathroom. Downstairs in the partially finished basement there is a Rec Room, Laundry Area & Extra Storage. The A/C will keep you cool on those warm days. Renovations include New doors & Mouldings, New Lightning & Plumbing Fixtures, Paint + Carpet, Hood Fan. Plus: Furnace(2010), Hot water tank (2014), some windows, roof (2010) Close to golf, schools, restaurants, a hospital & so much more.

Built in 1980

### **Essential Information**

MLS® # E4442515

Price \$374,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3532 49a Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3V9

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Fire Pit, No Smoking Home, R.V. Storage
Parking	2 Outdoor Stalls, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	46' x 118'

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
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 15th, 2025 at 8:32pm MDT