

\$269,000 - 3530 42 Street, Edmonton

MLS® #E4466189

\$269,000

3 Bedroom, 1.50 Bathroom, 1,281 sqft
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

This spacious two-storey townhome in the community of Minchau is a fantastic opportunity for first-time homebuyers or investors seeking a solid, well-located rental. The well-managed, PET FRIENDLY complex has seen numerous recent upgrades, including new vinyl siding and vinyl fencing. The main floor offers a bright, open living room with a fireplace and large windows that bring in abundant natural light. There’s also convenient main-floor laundry and a half bath. The dishwasher was updated in 2021, and the stove was replaced in 2024. Upstairs, you’ll find three generous bedrooms with excellent closet space, including a primary suite that features its own private balcony where you can enjoy your morning coffee. The basement is partially developed, giving you added flexibility for future plans. Just a short stroll from MILL CREEK RAVINE, parks, and an elementary school, the LOCATION IS UNBEATABLE!

Built in 1981

Essential Information

MLS® #	E4466189
Price	\$269,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3530 42 Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A1

Amenities

Amenities	Parking-Visitor, Patio, Vinyl Windows
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 19th, 2025
Zoning	Zone 29
Condo Fee	\$388

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