

## \$349,900 - 4912 36 Avenue, Edmonton

MLS® #E4453287

**\$349,900**

3 Bedroom, 1.50 Bathroom, 670 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

"STEAL THE DEAL" Affordable Bi-Level Home on Large Lot in Family-Friendly Neighborhood ! Welcome to this well-maintained and budget-friendly single-family bi-level home, ideally located on a quiet crescent in a mature, family-oriented neighborhood. Situated on a generous 5,200 sqft lot, this property offers Approximate 1300 sqft of living space, 3 bedrooms and 1.5 bathrooms, along with a fully finished basement for added space and versatility. Functional and bright main floor layout, Three well-sized bedrooms. Spacious backyard—great for kids, pets, or entertaining. Quiet location with minimal traffic. Close to schools, shopping, parks, and public transit, this home is perfect for first-time buyers or investors looking for long-term value. With so much to offer at an affordable price point, this is your chance to steal the deal in a great neighborhood!

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453287  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 670                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4912 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3S5        |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Deck                    |
| Parking   | Front/Rear Drive Access |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |

## Zoning

## Zone 29

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Listing information last updated on August 16th, 2025 at 11:02pm MDT