

## \$489,000 - 3835 47 Street, Edmonton

MLS® #E4461220

**\$489,000**

5 Bedroom, 3.00 Bathroom, 1,164 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Just minutes from Grey Nuns Hospital and Mill Woods Town Centre, this 5 bed, 3 bath 4-level split offers exceptional convenience for your family! With over 2,000 sq ft of developed living space, there's room for everyone. The updated main floor shines with fresh paint, new flooring, and a bright white kitchen featuring new quartz countertops. With three separate living areas—a formal living room, a cozy family room with a fireplace, and a huge rec room—there's a place for every activity. This home's major updates provide incredible value: the interior was substantially rebuilt in 2000, the roof is only 4 years old, and the carpets have been professionally cleaned. Located close to schools, parks, the new LRT, Whitemud & Henday, and complete with a double garage, this home is truly move-in ready!

Built in 1982

### Essential Information

MLS® #	E4461220
Price	\$489,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,164
Acres	0.00



Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3835 47 Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5B3

### **Amenities**

Amenities	Deck, Fire Pit, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 7th, 2025

Days on Market      2

Zoning                Zone 29

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Listing information last updated on October 9th, 2025 at 3:32am MDT