

## \$374,900 - 3523 49a Street, Edmonton

MLS® #E4433209

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,169 sqft  
Single Family on 0.00 Acres

Minchau, Edmonton, AB

**\*\*SOUTH**

**EDMONTON\*\*MILLWOODS\*\*HUGE LOT\*\*PARTLY FINISHED BASEMENT \*\*SIDE ENTRY\*\*** Main floor offers living area ,kitchen and dining area. moving upstairs house offers 3 bedroom and 4 piece washroom. side entry to basement and partly finished basement with 3 piece washroom. backyard is very big , good for kids to play. **GREAT INVESTMENT PROPERTY FOR INVESTORS AND FIRST TIME HOME BUYERS.**

Built in 1980

### Essential Information

MLS® #	E4433209
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information



Address	3523 49a Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3V8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	No Parking

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	6
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 May 1st, 2025 at 10:32pm MDT