

## \$299,900 - 4912 36 Avenue, Edmonton

MLS® #E4439331

**\$299,900**

3 Bedroom, 1.5 Bathroom, 670 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

DEAL OF THE YEAR!! Absolutely affordable single family home on a quiet street in a family oriented neighborhood. This cozy bi-level home situated on huge lot (5200 sqft) offers 3 bedrooms, 1.5 bathroom includes fully finished basement. Perfect for families just starting out as this house is situated in a mature, family friendly neighborhood. Located in a quiet crescent and still close to schools, shopping and public transportation. Don't be disappointed; this one will sell fast

Built in 1980

### Essential Information

MLS® #	E4439331
Price	\$299,900
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 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	May 29th, 2025
Days on Market	19
Zoning	Zone 29

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Listing information last updated on June 16th, 2025 at 9:47pm MDT