

# \$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 |
| Days on Market | 2                   |
| Zoning         | Zone 29             |
| Condo Fee      | \$388               |

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Listing information last updated on November 21st, 2025 at 5:47am MST