

## \$399,000 - 4715 37b Avenue, Edmonton

MLS® #E4435075

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Immaculate 1,073 sq ft bungalow in South Edmontonâ€™move-in ready and beautifully upgraded! This charming 3-bedroom home features a stylish eat-in kitchen with grey shaker cabinets, concrete counters, subway tile backsplash, and a double farmhouse sink. Flooded with natural light from two large windows, the kitchen opens directly to a spacious deckâ€™perfect for summer entertaining. Both bathrooms were updated in recent years , offering generous storage upstairs and a stunning walk-in shower below. The finished basement offers two additional rooms, a rec room, and a laundry area. Recent upgrades include shingles (2020), front and back exterior doors (2022), and a microwave hood fan (2018). Located near Minchau School, parks, and all amenities, this home offers the perfect blend of comfort, style, and convenience. A true must-seeâ€™donâ€™t miss out!

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435075  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,074                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4715 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Minchau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3S8         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Front Drive Access              |

### Interior

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

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                              |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Metal                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 35

Zoning Zone 29

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