# \$250,000 - 4775 35 Avenue, Edmonton

MLS® #E4439255

### \$250.000

3 Bedroom, 1.50 Bathroom, 1,100 sqft Condo / Townhouse on 0.00 Acres

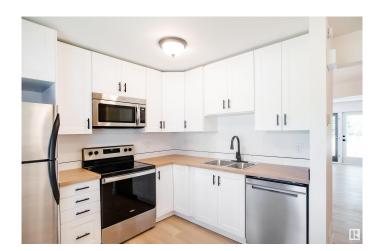
Minchau, Edmonton, AB

BEAUTIFULLY RENOVATED TOWNHOME! Located in the family friendly community of Minchau in southeast Edmonton. The well managed complex in Sandringham is PET FRIENDLY and the low condo fees are ideal for first-time buyers or investors. Featuring 3 bedrooms, 1.5 bathrooms and a terrific open design floor plan. Some of the many upgrades include designer lighting, new quality vinyl plank flooring (no carpet), new appliances and a gorgeous new kitchen and bathrooms. The main floor opens to a bright living room with nice big windows and access to the VERY PRIVATE fenced yard with lots of mature shrubs and trees. The dining area flows through to the updated kitchen which has modern white cabinetry, quality s/s appliances and butcher block countertops. Upstairs has 3 generous bedrooms with plenty of closet space and a contemporary family bathroom with elegant fixtures and fittings. The great location is close to parks, schools and major shopping - this stylish and affordable home is move-in ready!!!



### **Essential Information**

MLS® # E4439255 Price \$250,000



Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,100

Acres 0.00

Year Built 1981

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 4775 35 Avenue

Area Edmonton
Subdivision Minchau
City Edmonton
County ALBERTA

Province AB

Postal Code T6L 3P8

#### **Amenities**

Amenities Detectors Smoke, See Remarks

Parking 2 Outdoor Stalls

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, Unfinished

**Exterior** 

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape,

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 20

Zoning Zone 29

Condo Fee \$346

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