

# \$242,500 - 4715 35 Avenue, Edmonton

MLS® #E4440651

## \$242,500

3 Bedroom, 1.50 Bathroom, 1,150 sqft  
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

Move-in ready townhouse condo in desirable Minchau! This 3-bedroom home features a renovated galley kitchen, updated flooring, and a bright, functional layout. Enjoy a private, fully fenced yard—perfect for pets, kids, or summer BBQs. Major updates include a newer furnace and hot water tank for added peace of mind. Located close to schools, parks, shopping, and transit, this home is ideal for families, first-time buyers, or investors. Looking for a tenanted property? The current tenant is exceptional and would love to stay, making this a great turnkey investment opportunity. Donâ€™t miss out on this affordable and well-maintained gem in a quiet, family-friendly community!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440651  |
| Price          | \$242,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,150     |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4715 35 Avenue |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3P8        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, No Garage, Stall, Tandem                                    |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 29        |
| Condo Fee      | \$344          |

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Listing information last updated on June 19th, 2025 at 5:02am MDT