

## **\$374,900 - 3532 49a Street, Edmonton**

MLS® #E4442515

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Over recent years this home has been Renovated & Updated. This is the Perfect Home for First Time Buyer, Young Family Or an Investor. This 1205 sq ft, 2 story property sits on a massive 46' X 118' Rectangular Lot (5,600 sq ft lot)(Room for future garage)(Room for RV parking or parking the toys) This home Features 3 bedrooms + 1.5 bathroom & a very spacious backyard with a Pergola + Storage Shed! Perfect for kids and pets. On Main floor; Living area, Kitchen with Quartz Countertops & S/S Appliances & a 1/2 bath. Upstairs is an east facing primary bedroom with closet. The other 2 bedrooms are well sized plus a Full 4pc Bathroom. Downstairs in the partially finished basement there is a Rec Room, Laundry Area & Extra Storage. The A/C will keep you cool on those warm days. Renovations include New doors & Mouldings, New Lightning & Plumbing Fixtures, Paint + Carpet, Hood Fan. Plus: Furnace(2010), Hot water tank (2014), some windows, roof (2010) Close to golf, schools, restaurants, a hospital & so much more.

Built in 1980

### **Essential Information**

MLS® # E4442515

Price \$374,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3532 49a Street |
| Area        | Edmonton        |
| Subdivision | Minchau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3V9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Fire Pit, No Smoking Home, R.V. Storage |
| Parking   | 2 Outdoor Stalls, RV Parking  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 46' x 118'   |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 29         |

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Listing information last updated on June 16th, 2025 at 12:17pm MDT