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

MLS® #E4442515

\$374,900

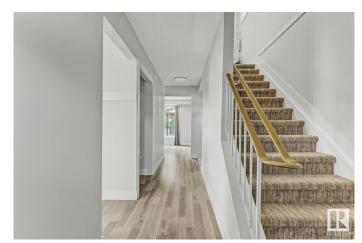
3 Bedroom, 1.50 Bathroom, 1,206 sqft Single Family on 0.00 Acres

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 sw 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 1

Zoning Zone 29

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