

\$409,000 - 4711 38a Avenue, Edmonton

MLS® #E4444564

\$409,000

3 Bedroom, 2.50 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Welcome to this beautifully maintained home offering over 1200 sq ft of comfortable living space plus a fully finished basement. Located in a quiet loop in the heart of Minchau, this home is perfect for families and is located just minutes from schools, parks, bus routes and essential amenities. Step inside to a bright and spacious living room that welcomes natural light, perfect for relaxing or entertaining. The kitchen features elegant maple cabinets, a functional island, and opens into a large dining area ideal for family meals and gatherings. On the main floor, you'll find two generously sized bedrooms, including a large master suite with its own sitting area and private ensuite—a true retreat! The basement offers a third bedroom with bathroom, a huge family room, and plenty of extra space for a home office, playroom, or gym. This home is a must see.

Built in 1981

Essential Information

MLS® #	E4444564
Price	\$409,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,205
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4711 38a Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5B6

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Front Drive Access, No Garage, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Minchau & Mary Hanley
Middle	Kate Cheqwin
High	WP Wagner & Holy Trinity

Additional Information

Date Listed	June 26th, 2025
Days on Market	22
Zoning	Zone 29

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