

\$439,900 - 3503 34a Avenue, Edmonton

MLS® #E4459608

\$439,900

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

A Home That Fits Your Life—Schools, Trails, and Comfort All Around. Mill Creek nature trail is just seconds away for walking, biking, or fresh air escapes. This unique 3 level split was designed with openness in mind. The living room greets you with light and space. A spectacular Dining Room is a must see! and the kitchen, complete with breakfast nook, offers a practical yet cozy cooking area. A spacious master bedroom is complete with an en suite that boasts a JET TUB. The lower level stretches long and open, brightened by large windows. Oh! Almost forgot to mention the wood burning, brick fireplace. Step outside, and you™ll find a large backyard once filled with gardens and even a fishpond—waiting for your vision to bring it alive again. This house has a METAL ROOF, a NEWER FURNACE and Hot Water Tank. Within Walking Distance to 3 elementary schools and a junior high school. Truly a great family home !

Built in 1985

Essential Information

MLS® #	E4459608
Price	\$439,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,251
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	3503 34a Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3Y8

Amenities

Amenities	Crawl Space, Fire Pit, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Minchau
Middle Kate Chegwin
High Dr. Francis Whiskeyjack

Additional Information

Date Listed September 26th, 2025
Days on Market 1
Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on September 26th, 2025 at 11:17pm MDT