

## \$355,000 - 4615 35 Avenue, Edmonton

MLS® #E4434447

**\$355,000**

3 Bedroom, 1.00 Bathroom, 936 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

The value of this FULLY RENOVATED property cannot be beat! Tucked away in a quiet cul-de-sac. The bright and open floor plan consists of a spacious living area with a huge picture window, allowing for plenty of natural light. The brand new kitchen features shaker cabinets; including a pantry, subway tile backsplash, stainless steel appliances, and plenty of cabinet and counter space. Down the hall, you'll find an updated main bath and three bedrooms, including the spacious primary bedroom. Patio doors lead to the brand new pressure-treated deck and MASSIVE 640 M2 PIE-SHAPED, FULLY FENCED BACKYARD. The main level and basement stairs are lined with wide-plank vinyl wood floors. The partially finished basement features a large laundry area, mechanical room, and an open floor plan with 8 ft ceilings, ready to be developed to the new owners' liking. Out front is a parking stall with fresh clay and gravel. Located in the heart of Millwoods, close to shopping, schools, parks, and public transportation.

Built in 1980

### Essential Information

MLS® # E4434447

Price \$355,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4615 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P8

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 4th, 2025
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Days on Market 20

Zoning Zone 29

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