

## \$419,000 - 4711 38a Avenue, Edmonton

MLS® #E4444564

**\$419,000**

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      | \$419,000 |
| 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 | 5 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 29 |
|--------|---------|

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Listing information last updated on June 30th, 2025 at 11:32pm MDT