

\$365,000 - 4703 36 Avenue, Edmonton

MLS® #E4443997

\$365,000

4 Bedroom, 2.00 Bathroom, 896 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

BACK ON THE MARKET! WELCOME TO this 896 sq. ft. bilevel half duplex that is move in ready fully finished & well maintained in desirable Minchau neighborhood. This property features two generous sized bedrooms on the main level with a renovated bathroom. The beautiful large open eat in kitchen boasts Maple cabinets, and includes all appliances. The basement is very bright with large windows, two extra bedrooms, a Rec room, laundry, 4pce bath and storage. Great fenced yard with oversized single garage. Walking distance to Millcreek Ravine and it's extensive walking trails, Minchau elementary school, & transit. This could be the house you have been waiting for. It would be a great place to call HOME!

Built in 1980

Essential Information

MLS® #	E4443997
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1980



Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	4703 36 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3S2

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 24th, 2025
Days on Market	25
Zoning	Zone 29

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