

## \$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 |
|-------------|---------------|

Days on Market 45

Zoning Zone 29

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