

# **\$409,000 - 4711 38a Avenue, Edmonton**

MLS® #E4444564

**\$409,000**

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	\$409,000
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	30
Zoning	Zone 29

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