

## \$355,000 - 4703 36 Avenue, Edmonton

MLS® #E4456843

**\$355,000**

4 Bedroom, 2.00 Bathroom, 896 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

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, renovated 4pce bath and storage. Upgrades include newer windows, furnace 2020, HWT 2022, ft. shingles 2022 and upgraded attic insulation 2022. Bathrooms were renovated in 2023 & 2024. 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® #	E4456843
Price	\$355,000
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	September 9th, 2025
Days on Market	4

## Zoning

## Zone 29

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Listing information last updated on September 13th, 2025 at 3:47am MDT