

# \$189,900 - 4737 35 Avenue, Edmonton

MLS® #E4464220

**\$189,900**

3 Bedroom, 1.50 Bathroom, 1,145 sqft  
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

Welcome home! This affordable and well-maintained 3 bedroom, 1.5 bathroom townhome is located in Southeast Edmonton, near the Grey Nuns Community Hospital and close proximity to parks, schools, and amenities like the LRT and public transit. The main floor offers a nicely sized living area and kitchen as well as a convenient half bath. The upper level features three bedrooms including a large primary suite and full bathroom. The full basement provides additional space for storage or future development. Outside you can enjoy the private fenced yard and TWO assigned parking stalls. Excellent value for first-time buyers or investors.

Built in 1981

## Essential Information

MLS® #	E4464220
Price	\$189,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,145
Acres	0.00
Year Built	1981
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4737 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P9

### Amenities

Amenities	On Street Parking, See Remarks
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 31st, 2025
Days on Market	5
Zoning	Zone 29
Condo Fee	\$343

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Listing information last updated on November 5th, 2025 at 1:32am MST