

## \$349,900 - 4912 36 Avenue, Edmonton

MLS® #E4453287

**\$349,900**

3 Bedroom, 1.50 Bathroom, 670 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

"STEAL THE DEAL" Affordable Bi-Level Home on Large Lot in Family-Friendly Neighborhood ! Welcome to this well-maintained and budget-friendly single-family bi-level home, ideally located on a quiet crescent in a mature, family-oriented neighborhood. Situated on a generous 5,200 sqft lot, this property offers Approximate 1300 sqft of living space, 3 bedrooms and 1.5 bathrooms, along with a fully finished basement for added space and versatility. Functional and bright main floor layout, Three well-sized bedrooms. Spacious backyardâ€™great for kids, pets, or entertaining. Quiet location with minimal traffic. Close to schools, shopping, parks, and public transit, this home is perfect for first-time buyers or investors looking for long-term value. With so much to offer at an affordable price point, this is your chance to steal the deal in a great neighborhood!

Built in 1980

### Essential Information

MLS® #	E4453287
Price	\$349,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	670
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4912 36 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3S5

### Amenities

Amenities	Deck
Parking	Front/Rear Drive Access

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1

## Zoning

## Zone 29

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Listing information last updated on August 16th, 2025 at 2:17pm MDT