

## \$485,000 - 3450 37 Street, Edmonton

MLS® #E4436060

**\$485,000**

5 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

**MASSIVE IN MINCHAU!** Rare LARGE LOT, 643.72 m2, with WEST FACING BACKYARD now available. Property features both an ATTACHED GARAGE (w/ Heater & Water Taps) & ALLEY ACCESS. Lots of potential to be found here! Featuring 5 BEDROOMS w/ 3 BATHS, this 1,300+ sq ft Bungalow comes w/ a SEPARATE ENTRANCE. Bonus: TWO KITCHENS, TWO LAUNDRIES & TWO FIREPLACES (wood burning & electric). Schools within walking distance. Easy access to the Whitemud, Henday & Shopping. Transit & the Millcreek Ravine are located across the street! Ideal floor plan for extended families, select home businesses or future development.

Built in 1986

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436060  |
| Price          | \$485,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,318     |
| Acres          | 0.00      |
| Year Built     | 1986      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3450 37 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4Y9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Minchau/Mary Hanley    |
| Middle     | Kate Chegwin/F M Troy  |
| High       | WP Wagner/Holy Trinity |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 12th, 2025 |
|-------------|----------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 29 |
|--------|---------|

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Listing information last updated on May 20th, 2025 at 1:17pm MDT