

## \$259,900 - 3560 42 Street, Edmonton

MLS® #E4437605

**\$259,900**

4 Bedroom, 2.50 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

**FULLY RENOVATED TOWNHOME!** This spacious 2 storey home is located in the family community of Minchau. Just steps away from MILL CREEK RAVINE, parks & Elementary school – the location doesn't get any better. The well managed, PET FRIENDLY, complex has undergone lots of recent upgrades including new vinyl siding, vinyl fencing, shingles & eaves. The home has been beautifully renovated with gorgeous tile flooring, new carpets, kitchen & fresh paint. The main floor has a bright & open living room with an elegant fireplace & huge windows on either side allowing plenty of sunlight. The new kitchen is gorgeous! Granite counters, new white cabinetry, glass inserts, & stylish subway tile backsplash. A 2 pce bath & laundry room completes this level. Upstairs has 3 generous bedrooms, plenty of closet space & the primary has a lovely private balcony overlooking the WEST facing yard. The developed basement offers lots more living space, another bedroom, family room & full bath. A WONDERFUL FAMILY HOME!



Built in 1981

### Essential Information

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Price \$259,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3560 42 Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A1

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	12
Zoning	Zone 29
Condo Fee	\$375

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