

## \$399,000 - 4715 37b Avenue, Edmonton

MLS® #E4435075

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Immaculate 1,073 sq ft bungalow in South Edmontonâ€™move-in ready and beautifully upgraded! This charming 3-bedroom home features a stylish eat-in kitchen with grey shaker cabinets, concrete counters, subway tile backsplash, and a double farmhouse sink. Flooded with natural light from two large windows, the kitchen opens directly to a spacious deckâ€™perfect for summer entertaining. Both bathrooms were updated in recent years , offering generous storage upstairs and a stunning walk-in shower below. The finished basement offers two additional rooms, a rec room, and a laundry area. Recent upgrades include shingles (2020), front and back exterior doors (2022), and a microwave hood fan (2018). Located near Minchau School, parks, and all amenities, this home offers the perfect blend of comfort, style, and convenience. A true must-seeâ€™donâ€™t miss out!

Built in 1980

### Essential Information

MLS® #	E4435075
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,074
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4715 37b Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3S8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Front Drive Access

### Interior

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

### Exterior

Exterior	Wood, Metal
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
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Days on Market 4

Zoning Zone 29

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