

## \$425,000 - 3903 35 Avenue, Edmonton

MLS® #E4438104

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,904 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

This well-maintained 4-bedroom, 3.5-bath home offers over 1,900 square feet of living space on a desirable corner lot. Owned by the original owner, the home is brimming with potential for thoughtful renovation and personalization. The spacious main floor features a generously sized kitchen, living area, formal dining space, family room, den, laundry room and convenient half bath. Upstairs, the primary bedroom includes a private 3 piece ensuite and walk in closet, complemented by two additional bedrooms and a 4 piece bath. The basement is partly finished with storage room and 3 piece bath. Enjoy the convenience of a double attached garage and oversize driveway. Excellent proximity to schools, parks, and shopping, with public transit nearby. A peaceful neighborhood setting rounds out this inviting opportunity to make this your new family home!

Built in 1987

### Essential Information

MLS® #	E4438104
Price	\$425,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,904
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3903 35 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5E7

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market        1  
Zoning                 Zone 29

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