

\$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 Edmonton—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 deck—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-see—don’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 1

Zoning Zone 29

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