

\$359,900 - 3523 49a Street, Edmonton

MLS® #E4437769

\$359,900

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

****SOUTH**

EDMONTONMILLWOODS**HUGE LOT**PARTLY FINISHED BASEMENT **SIDE ENTRY**** Main floor offers living area ,kitchen and dining area. moving upstairs house offers 3 bedroom and 4 piece washroom. side entry to basement and partly finished basement with 3 piece washroom. backyard is very big , good for kids to play. GREAT INVESTMENT PROPERTY FOR INVESTORS AND FIRST TIME HOME BUYERS.

Built in 1980

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4437769 |
| Price | \$359,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,169 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information



| | |
|-------------|-----------------|
| Address | 3523 49a Street |
| Area | Edmonton |
| Subdivision | Minchau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3V8 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking | No Parking |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 29 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 12th, 2025 at 5:02pm MDT