

\$374,900 - 3532 49a Street, Edmonton

MLS® #E4442515

\$374,900

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

SEPERATE ENTRANCE! There have recent renos & updates. This is the Perfect Home for First Time Buyer, Young Family Or an Investor. This 1205 sq ft, 2 story property sits on a massive 46' X 118' Rectangular Lot (5,600 sw ft lot)(Room for future garage)(Room for RV parking or parking the toys) This home Features 3 bedrooms + 1.5 bathroom & a very spacious backyard with a Pergola + Storage Shed! Perfect for kids and pets. On Main floor; Living area, Kitchen with Quartz Countertops & S/S Appliances & a 1/2 bath. Upstairs is an east facing primary bedroom with closet. The other 2 bedrooms are well sized plus a Full 4pc Bathroom. Downstairs in the partially finished basement there is a Rec Room, Laundry Area & Extra Storage. The A/C will keep you cool on those warm days. Renovations include New doors & Mouldings, New Lightning & Plumbing Fixtures, Paint + Carpet, Hood Fan. Plus: Furnace(2010), Hot water tank (2014), some windows, roof (2010) Close to golf, schools, restaurants, a hospital & so much more.

Built in 1980

Essential Information

MLS® # E4442515

Price \$374,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3532 49a Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3V9

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Fire Pit, No Smoking Home, R.V. Storage
Parking	2 Outdoor Stalls, RV Parking

Interior

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

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	46' x 118'

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 14th, 2025
Days on Market	40
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 July 24th, 2025 at 3:32pm MDT