

## \$189,900 - 4737 35 Avenue, Edmonton

MLS® #E4464220

**\$189,900**

3 Bedroom, 1.50 Bathroom, 1,145 sqft

Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

Welcome home! This affordable and well-maintained 3 bedroom, 1.5 bathroom townhome is located in Southeast Edmonton, near the Grey Nuns Community Hospital and close proximity to parks, schools, and amenities like the LRT and public transit. The main floor offers a nicely sized living area and kitchen as well as a convenient half bath. The upper level features three bedrooms including a large primary suite and full bathroom. The full basement provides additional space for storage or future development. Outside you can enjoy the private fenced yard and TWO assigned parking stalls. Excellent value for first-time buyers or investors.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464220          |
| Price          | \$189,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,145             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4737 35 Avenue |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3P9        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | On Street Parking, See Remarks |
| Parking Spaces | 2                              |
| Parking        | Stall                          |

### Interior

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

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Stucco              |
| Exterior Features | Fenced, Playground Nearby |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Stucco              |
| Foundation        | Concrete Perimeter        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$343              |

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Listing information last updated on November 6th, 2025 at 8:33pm MST