

## \$369,900 - 3440 42 Street, Edmonton

MLS® #E4425199

**\$369,900**

4 Bedroom, 2.00 Bathroom, 826 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Charming Bi-Level Home in Minchau with Income Potential! Welcome to this fantastic bi-level home in the sought-after community of Minchau! With over 1550 sq ft of liveable space this versatile property is perfect for homeowners and investors, featuring 4 bedrooms, 2 full bathrooms, and a second kitchen in the basement - an ideal setup for a secondary suite. Recent updates include brand-new flooring, new upstairs bathroom cabinets, and a newly installed hot water tank. The roof is just 8 years old, ensuring peace of mind for years to come. Step outside to find a massive 29' x 24' double detached garage, providing ample storage and workspace. Nestled in a quiet, family-friendly neighborhood, this home is close to schools, parks, shopping, and public transit. Don't miss this fantastic opportunity to own a well-maintained home with income potential!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425199  |
| Price          | \$369,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 826       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1982                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3440 42 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5A1        |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, On Street Parking |
| Parking   | Double Garage Detached                |

### **Interior**

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### **Exterior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 41               |

Zoning

Zone 29

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