

\$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 Suite | Yes |
| 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 51

Zoning Zone 29

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