

\$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

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 April 22nd, 2025 at 8:02pm MDT