

\$349,900 - 4912 36 Avenue, Edmonton

MLS® #E4453287

\$349,900

3 Bedroom, 1.50 Bathroom, 670 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

"STEAL THE DEAL" Affordable Bi-Level Home on Large Lot in Family-Friendly Neighborhood ! Welcome to this well-maintained and budget-friendly single-family bi-level home, ideally located on a quiet crescent in a mature, family-oriented neighborhood. Situated on a generous 5,200 sqft lot, this property offers Approximate 1300 sqft of living space, 3 bedrooms and 1.5 bathrooms, along with a fully finished basement for added space and versatility. Functional and bright main floor layout, Three well-sized bedrooms. Spacious backyard—great for kids, pets, or entertaining. Quiet location with minimal traffic. Close to schools, shopping, parks, and public transit, this home is perfect for first-time buyers or investors looking for long-term value. With so much to offer at an affordable price point, this is your chance to steal the deal in a great neighborhood!

Built in 1980

Essential Information

MLS® #	E4453287
Price	\$349,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	670
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4912 36 Avenue
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3S5

Amenities

Amenities	Deck
Parking	Front/Rear Drive Access

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	7

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 August 22nd, 2025 at 5:02am MDT