

## \$589,000 - 3824 47 Street, Edmonton

MLS® #E4436517

**\$589,000**

6 Bedroom, 4.00 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Beautifully maintained 2-storey home in quite neighbourhood Minchau. This amazing home offers over 1750 sq ft plus a fully finished basement. The main floor features a bright, open layout with large windows, \*\*\*BEDROOM AND FULL BATH \*\*\*\* access to a wooden deck AND HUGE BACKYARD perfect for relaxing or entertaining. The kitchen has been recently updated with modern white cabinets, sleek hardware, and stainless steel appliances. Upstairs youâ€™™ll find 3 spacious bedrooms including a primary with a private ensuite. The basement OFFERS 2 bedrooms, full bath, and a large rec room ideal for guests or extra living space second kitchen and laundry with side entrance . Additional features include main floor laundry/ mudroom, a double attached garage, and a fenced backyard. Located just steps from parks, schools, shopping, walking trails, Whitemud and the Anthony Henday, this home offers great value in a family-friendly neighborhood. Corner lot with fully renovated house very hard to find 6 bedrooms 4 full baths .

Built in 1981

### Essential Information

MLS® # E4436517

Price \$589,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,761                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3824 47 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5B2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Window Coverings, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Wood             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 55             |
| Zoning         | Zone 29        |

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