

Courtesy Of Drew N Kardash Of Professional Realty Group

## \$438,800 - 4908 34a Avenue, Edmonton

MLS® #E4450919

**\$438,800**

5 Bedroom, 2.00 Bathroom, 984 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Investor Dream! Live in one unit and rent the other or rent both! This WELL-MAINTAINED home in the family-friendly community of Minchau offers TWO SEPARATE LEGAL UNITS: a 3 BEDROOM, 1 BATH Upper Suite and a 2 BEDROOM, 1 BATH LEGAL BASEMENT SUITE. The upstairs unit features a THOUGHTFUL LAYOUT with a SPACIOUS primary bedroom, two additional bedrooms, and a self-contained kitchen. A rare bonus: TWO PRIVATE YARDS - perfect for outdoor enjoyment for both units! Located near amenities, schools, Grey Nuns Hospital, major roads, and public transportation, this property is a SMART INVESTMENT for a savvy buyer seeking a unique INCOME OPPORTUNITY. Some photos are virtually staged.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450919  |
| Price          | \$438,800 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 984       |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4908 34a Avenue |
| Area        | Edmonton        |
| Subdivision | Minchau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4B6         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Off Street Parking, Hot Water Natural Gas |
| Parking Spaces | 2                                         |
| Parking        | Front Drive Access                        |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                  |
| Stories      | 2                                                                                                          |
| Has Suite    | Yes                                                                                                        |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Finished                                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 29          |

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Listing information last updated on August 2nd, 2025 at 9:17pm MDT