

\$259,900 - 3560 42 Street, Edmonton

MLS® #E4437605

\$259,900

4 Bedroom, 2.50 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

FULLY RENOVATED TOWNHOME! This spacious 2 storey home is located in the family community of Minchau. Just steps away from MILL CREEK RAVINE, parks & Elementary school – the location doesn't get any better. The well managed, PET FRIENDLY, complex has undergone lots of recent upgrades including new vinyl siding, vinyl fencing, shingles & eaves. The home has been beautifully renovated with gorgeous tile flooring, new carpets, kitchen & fresh paint. The main floor has a bright & open living room with an elegant fireplace & huge windows on either side allowing plenty of sunlight. The new kitchen is gorgeous! Granite counters, new white cabinetry, glass inserts, & stylish subway tile backsplash. A 2 pce bath & laundry room completes this level. Upstairs has 3 generous bedrooms, plenty of closet space & the primary has a lovely private balcony overlooking the WEST facing yard. The developed basement offers lots more living space, another bedroom, family room & full bath. A WONDERFUL FAMILY HOME!



Built in 1981

Essential Information

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Price \$259,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3560 42 Street
Area	Edmonton
Subdivision	Minchau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5A1

Amenities

Amenities	Detectors Smoke, Parking-Visitor, See Remarks
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	Zone 29
Condo Fee	\$375

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