

## \$489,000 - 3835 47 Street, Edmonton

MLS® #E4461220

**\$489,000**

5 Bedroom, 3.00 Bathroom, 1,164 sqft

Single Family on 0.00 Acres

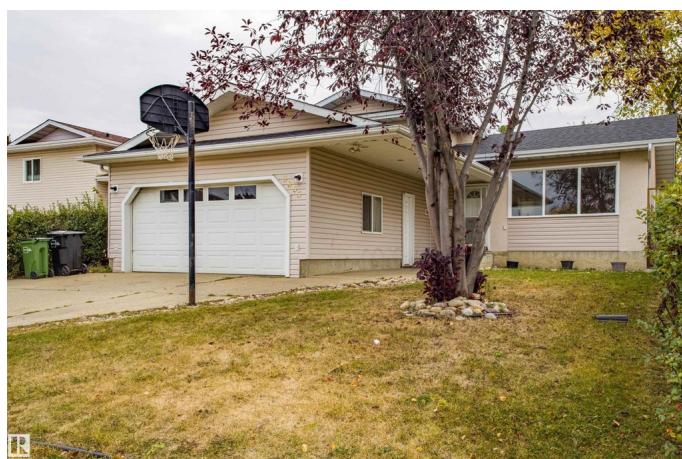
Minchau, Edmonton, AB

Just minutes from Grey Nuns Hospital and Mill Woods Town Centre, this 5 bed, 3 bath 4-level split offers exceptional convenience for your family! With over 2,000 sq ft of developed living space, there's room for everyone. The updated main floor shines with fresh paint, new flooring, and a bright white kitchen featuring new quartz countertops. With three separate living areas—a formal living room, a cozy family room with a fireplace, and a huge rec room—there's a place for every activity. This home's major updates provide incredible value: the interior was substantially rebuilt in 2000, the roof is only 4 years old, and the carpets have been professionally cleaned. Located close to schools, parks, the new LRT, Whitemud & Henday, and complete with a double garage, this home is truly move-in ready!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461220  |
| Price          | \$489,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,164     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3835 47 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5B3        |

### **Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Fire Pit, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached                                                                                  |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Tile Surround                                                    |
| Stories           | 4                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### **Additional Information**

Date Listed            October 7th, 2025

Days on Market      9

Zoning                Zone 29

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Listing information last updated on October 16th, 2025 at 7:17am MDT