

\$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	13
Zoning	Zone 29

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