

## \$248,500 - 3540 42 Street, Edmonton

MLS® #E4452601

**\$248,500**

3 Bedroom, 1.50 Bathroom, 1,150 sqft  
Condo / Townhouse on 0.00 Acres

Minchau, Edmonton, AB

Freshly renovated 2 storey townhouse in the highly desirable and family orientated neighbourhood of Minchau! Plus an ideal location just around the corner from Mill Creek Ravine and green space. This 3 bed / 1.5 bath home offers 1,150 sq feet and has been updated inside and out. The bright main floor has new flooring, a new kitchen, gas fireplace, half bath AND main floor laundry. Upstairs features 3 beds – with the primary having its own private balcony – and a full bath complete with double sinks. With a basement for storage, or to expand your living space, this is a home you can grow into for years to come. Outside, let your kids, or pet play safely in the no-maintenance fenced yard, there are 2 assigned parking stalls, and this well-managed complex has completed new siding, shingles & windows. With easy connection to the Whitemud, or the Henday, its easy to get anywhere else in the city. This home is close to parks, schools, shopping, and transit – perfect for families, or savvy rental investors!

Built in 1981

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452601  |
| Price    | \$248,500 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,150             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3540 42 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5A1        |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Patio, Storage-In-Suite, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                       |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 29           |
| Condo Fee      | \$388             |

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Listing information last updated on August 23rd, 2025 at 1:47am MDT