

\$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	12
Zoning	Zone 29
Condo Fee	\$388

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