

## \$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!

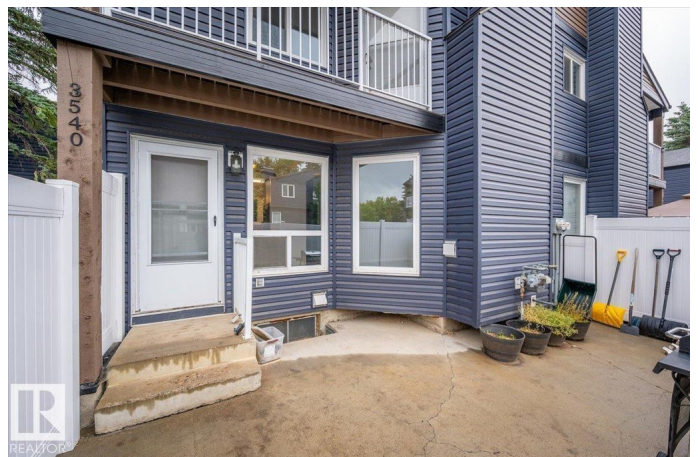
Built in 1981

### 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	2
Zoning	Zone 29
Condo Fee	\$388

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Listing information last updated on August 14th, 2025 at 1:47am MDT