

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

MLS® #A2248063

## \$248,500

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.00 Acres

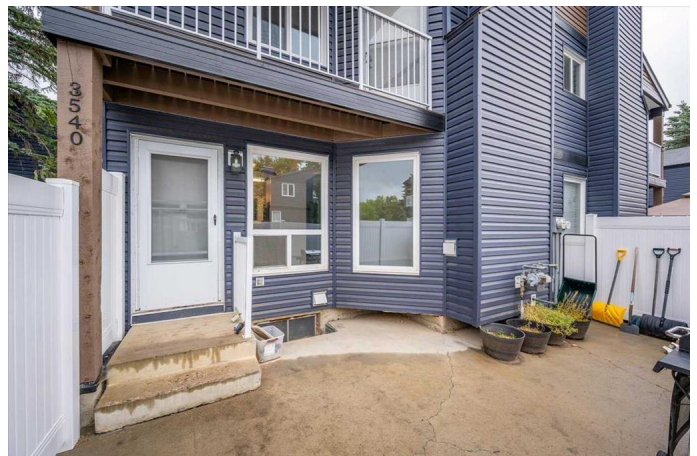
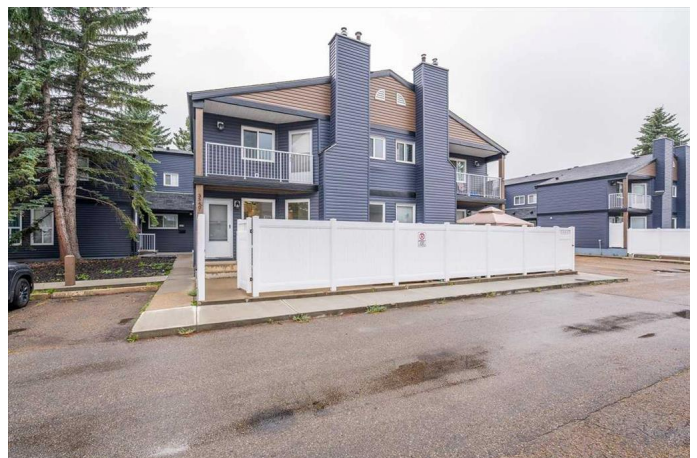
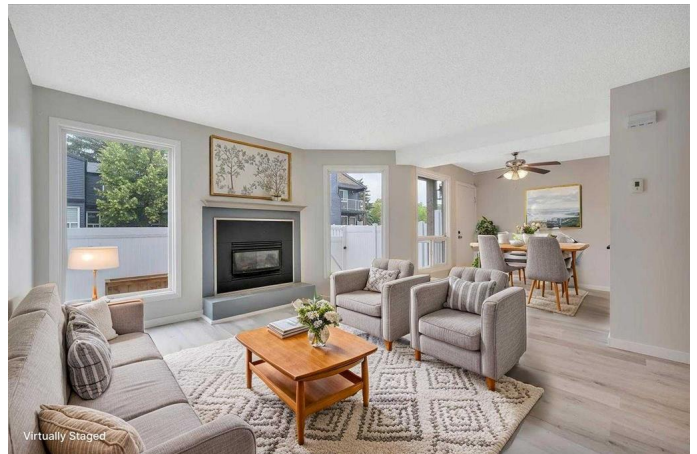
Minchau, Edmonton, Alberta

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 â€” perfect for families, or savvy rental investors!

Built in 1981

## Essential Information

MLS® #	A2248063
Price	\$248,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3540 42 Street
Subdivision	Minchau
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6L 5A1

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Stall, Assigned

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 12th, 2025
Days on Market	1
Zoning	29

**Listing Details**

Listing Office	eXp Realty
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