

## \$456,900 - 3736 48 Street, Edmonton

MLS® #E4462237

**\$456,900**

6 Bedroom, 3.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

**THE COMMANDER'S RETREAT: A "Leadership Style" Home with Unrivalled Space for 6 Bedrooms Plus Office/Den.** Featuring an integrated **DOUBLE ATTACHED GARAGE** for ultimate ease. Step into a home designed for comfortable living, complete with a cozy wood-burning fireplace. This expansive home defines efficiency & elegance, offering a rare combination of main floor convenience and basement versatility ideal for large or multi-generational families. Featured **UPGRADES: Basement (2022), Furnace (2023), Hot Water Tank (2022).**

**ESTATE-SIZED LOT & HARVEST:** Beyond the walls is where this property truly distinguishes itself. The huge, **PIE-SHAPED LOT** offers an unparalleled outdoor oasis. The space is primed for the dedicated hobbyist, featuring ample room for multiple gardening beds - **A PLAY AREA**. This is not just a home; it's a foundation for a life rich with space, comfort & productivity. Close to Schools, minutes to Hospitals, Shopping Centres, Bus Stops, Golf Course, Valley Train Access. **A RARE VERSATILE HEADQUARTERS.**

Built in 1988

### Essential Information

MLS® # E4462237

Price \$456,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,354                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3736 48 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3T3        |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Parking-Visitor, See Remarks |
| Parking Spaces | 6                                                                         |
| Parking        | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplaces        | Woodstove                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 29            |

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Listing information last updated on October 24th, 2025 at 12:17am MDT