

Courtesy Of Matthew D Barry Of Exp Realty

## \$484,900 - 3920 47 Street, Edmonton

MLS® #E4452387

**\$484,900**

4 Bedroom, 2.00 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Minchau, Edmonton, AB

Discover this spacious AIR CONDITIONED 4 level split, at the end of a cul de sac, on a HUGE PIE SHAPED LOT with loads of room for the kids to play. The PRIVATE BACK YARD has mature trees and a covered patio. This home has charming curb appeal with newer eavestroughs. The entrance opens to the formal living room with a SOARING VAULTED CEILING. The dining room is large, perfect for entertaining and opens into the kitchen. The kitchen is flooded in natural light from a large skylight, features oak cabinetry and a pantry. The upper level has a RENOVATED four piece bathroom, three large bedrooms and a two piece en suite. The primary bedroom boasts a walk in closet. The third level has a family room with a WOOD BURNING FIREPLACE, fourth bedroom and a two piece bathroom. The basement level is partially finished with a storage room, open workout room, laundry/mechanical room and a workshop. NEW SHINGLES (2025). A double attached garage (19'7" x 21'9") completes this home!

Built in 1982

### Essential Information

MLS® # E4452387

Price \$484,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,198                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3920 47 Street |
| Area        | Edmonton       |
| Subdivision | Minchau        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4B8        |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Fire Pit, Gazebo, Patio, Skylight, See Remarks |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                                                                 |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 29           |

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Listing information last updated on August 24th, 2025 at 3:17pm MDT