



## 3439 40 Street Edmonton AB

\$449,990

Welcome to beautiful Minchau! 1076 sq foot double front attached garage bungalow features 3 beds, 2 baths upstairs and 2 huge bedrooms, a second kitchen and bathroom in the basement as well as a separate entrance. The upstairs includes a good sized primary bedroom with a separate bathroom, the living room, dining room are well sized. The basement is 912.4 square feet features 4 separate windows for a bright space. Lot size is 45.9sq ft wide by 111.5 sq ft deep. The rear of the home features a great sized patio and large yard. Recent renovations are the flooring, paint and main floor bathrooms.

Listing Presented By:



Originally Listed by:  
YEGPro Realty

[julien.laplante@yegprorealty.ca](mailto:julien.laplante@yegprorealty.ca)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)