

## \$349,000 - 3306 47a Street, Edmonton

MLS® #E4427153

**\$349,000**

4 Bedroom, 2.00 Bathroom, 836 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this charming bi-level home, perfect for first-time buyers or savvy investors! Featuring 4 bedrooms (2 upstairs and 2 in the basement) and 2 full bathrooms, this well-maintained property offers comfort and versatility. Recent upgrades include new kitchen countertops, updated cabinet doors, and a refreshed bathroom, giving the home a modern touch. The windows and roof have also been updated not too long ago, providing peace of mind for years to come. The basement boasts a second kitchen, along with 2 bedrooms and a full bathroom ideal for extended family. Conveniently located close to Mill Woods Town Centre, South Edmonton Common, and Grey Nuns Community Hospital, with easy access to Whitemud Drive and nearby schools like Kate Chegwin School, Weinlos School and Sikh temple. Don't miss this incredible opportunity in a fantastic location!

Built in 1984

### Essential Information

MLS® #	E4427153
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	836
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3306 47a Street
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4Y3

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Deck, Gazebo, Parking-Extra
Parking	Front/Rear Drive Access, No Garage

### **Interior**

Appliances	Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	12

## Zoning

## Zone 29

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