

\$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
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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	7
Zoning	Zone 29

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Listing information last updated on October 22nd, 2025 at 8:02am MDT