

## \$459,900 - 4116 37a Avenue, Edmonton

MLS® #E4442393

**\$459,900**

4 Bedroom, 3.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 2-storey home in Kiniski Gardens! This amazing home offers over 1,430 sq ft plus a fully finished basement. The main floor features a bright, open layout with large windows, a cozy gas fireplace, and access to a wooden deck perfect for relaxing or entertaining. The kitchen has been recently updated with modern white cabinets, sleek hardware, and stainless steel appliances. Upstairs you'll find 3 spacious bedrooms including a primary with a private ensuite. With a potential for Separate Entrance, Fully Finished basement adds a 4th bedroom, full bath, and a large rec room ideal for guests or extra living space. Additional features include main floor laundry/ mudroom, a double attached garage, and a fenced backyard. Located just steps from parks, schools, shopping, walking trails, Whitemud Drive and the Anthony Henday, this home offers great value in a family-friendly neighborhood. All this home needs is you!

Built in 1997

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442393  |
| Price     | \$459,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,432                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4116 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 7A1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 29         |

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