

## \$338,800 - 3508 44 Avenue, Edmonton

MLS® #E4443793

**\$338,800**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Amazing value! Lowest priced Single family home in South east Edmonton offering, 2+1 bedroom, 2 full baths & a fully finished basement. Main floor features, a light filled living room with bay window, lovely kitchen opens to a spacious dining area with patio doors to a covered deck. New Vinyl flooring has just been installed on the entire main level. New roof in 2020. Basement contains, a massive family room with wood stove, third bedroom, a full bath, laundry/utility room & ample storage space. Room to add a garage off back alley. Quiet street near, Schools, bus, Shopping, day care & Church. Priced for a quick sale!

Built in 1990

### Essential Information

MLS® #	E4443793
Price	\$338,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	3508 44 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K5

### Amenities

Amenities	Deck, Detectors Smoke
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Jackson heights
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### Additional Information

Date Listed	June 22nd, 2025
Days on Market	18

## Zoning

## Zone 29

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Listing information last updated on July 10th, 2025 at 8:47am MDT