

## \$469,900 - 4116 37a Avenue, Edmonton

MLS® #E4442393

**\$469,900**

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	\$469,900
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	53
Zoning	Zone 29

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Listing information last updated on August 5th, 2025 at 5:17am MDT