

## \$539,000 - 4103 37a Avenue, Edmonton

MLS® #E4434829

**\$539,000**

5 Bedroom, 3.00 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

**WELL MAINTAINED and CORNER LOT!**

Welcome to this family-ready bi-level home located on a desirable community of Kiniski Gardens. Bathed in natural light, the spacious main level features a bright living room with vaulted ceilings and a cozy gas fireplace. The open kitchen offers cabinetry, a corner pantry, and a generous dining area that overlooks the deck and fully landscaped, fenced backyard. This home offers two bedrooms on the main floor along with a full bathroom, while the upper level is dedicated to a private primary suite complete with a 3-piece ensuite. The fully finished basement has a SEPARATE ENTRANCE includes a Second kitchen, 2 additional bedrooms, Living area and full bath. Situated just steps from ravine trails, parks, schools, shopping, and public transit, this property combines function, comfort, and an unbeatable location. A wonderful opportunity to own a versatile and inviting home in a well-established neighbourhood.

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434829  |
| Price     | \$539,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,427                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4103 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 7A1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                4

Zoning                            Zone 29

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Listing information last updated on May 10th, 2025 at 8:17am MDT