

\$399,000 - 4415 36a Street, Edmonton

MLS® #E4439630

\$399,000

4 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Incredibly rare find in the community of Kiniski Gardens! This stylish 2-storey home is set on an OVERSIZED pie lot in a quiet cul-de-sac offering family friendly charm. Offering 4 bedrooms and 2.5 baths, this home is the perfect blend of comfort and function. You are welcomed into a bright main floor with bay windows and a spacious living room, updated kitchen with brand new appliances, newer cabinetry & counters, and a convenient 2pc bath. Upstairs features 3 generous sized bedrooms and a 4pc bathroom with private ensuite access from the primary bedroom. The fully finished basement, with new carpet throughout, is perfect for hosting guests and includes a cozy family room, 4th bedroom, 4pc bathroom, and large laundry room. Conveniently located just minutes to Whitemud Drive and within walking distance to schools, parks, and shopping; this is a rare urban retreat with room to grow!

Built in 1991

Essential Information

MLS® #	E4439630
Price	\$399,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4415 36a Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K5

Amenities

Amenities	On Street Parking, No Smoking Home
Parking	No Garage

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 30th, 2025

Days on Market 18

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:47am MDT