

## **\$484,900 - 3523 38a Avenue, Edmonton**

MLS® #E4443810

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,345 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Here is your chance to own this charming bilevel in family friendly neighborhood of KINISKI GARDENS featuring 3+1 bedroom, 3 full baths + a fully finished basement. Main floor presents, a bright SUNKEN living room with an Oversized bay window & Soaring ceilings bring a plenty of sunlight into the home. Step upstairs is a formal dining room adjacent to a large Eat-in kitchen leads out to south backyard with mature trees. Primary bedroom offers, a full En-suite. Updated roof, kitchen, bathrooms, some windows, light fixtures & garage overhead door. 2 furnaces. An open staircase leads to the lower level where you find a Massive family room with brick facing wood fire place, Rec room, bedroom, laundry room, a full bath & ample storage. One bedroom in basement used as a laundry room but can be easily converted back to a bedroom. Double attached garage is insulated, drywalled & painted has floor drain. Fantastic location near Shopping, transit, Schools, park, mill creek ravine & walking trails. priced to sell!!!

Built in 1992

### **Essential Information**

MLS® #	E4443810
Price	\$484,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3523 38a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6N9

### Amenities

Amenities	Closet Organizers, Crawl Space, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	484.0
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	12
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 July 4th, 2025 at 1:03pm MDT