

## \$364,900 - 3507 41 Avenue, Edmonton

MLS® #E4451930

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Lovingly cared for 4-level split, perfect for first-time buyers or young families! Walk to schools, playgrounds & parks in this detached home. Step inside to vaulted ceilings, laminate floors & generous windows that fill the living room with natural light, while mature trees offer privacy. The kitchen is airy & open with vaulted ceilings, stainless steel appliances, & great working area for cooking. Dinette is open & bright with large pantry. The side entry boot room is tiled, with a closet for more storage. Upstairs has 3 good-sized bedrooms with bright windows, laminate flooring throughout & a 4 pce bathroom. The lower level features a HUGE family room with large south-facing windowsâ€”perfect for play, study or relaxing. The basement includes a 4th bedroom with a generous closet, laundry, utility room & even more storage. This home offers space, updates & a location youâ€™ll love. A perfect place to settle in & call home!

Built in 1989

### Essential Information

MLS® #	E4451930
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,077
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3507 41 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5S5

### Amenities

Amenities	On Street Parking, Vaulted Ceiling
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kinisiki School
Middle	Thelma Chalifoux School

High W.P. Wagner School

### **Additional Information**

Date Listed August 8th, 2025

Days on Market 3

Zoning Zone 29

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Listing information last updated on August 11th, 2025 at 5:02pm MDT