

\$425,000 - 3524 40 Avenue, Edmonton

MLS® #E4456081

\$425,000

4 Bedroom, 2.50 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this Amazing Bungalow located in the heart of the family community of Kiniski Gardens in the Southeast. With room to park 2 vehicles on the driveway and 2 more in the double attached garage there is no shortage of room for your vehicles. Make your way inside and you will find 1326 square feet on the main level that has a spacious living room and dining room, a good size kitchen with all the appliances, a breakfast nook and a pantry too! The other half of the main floor has a large primary bedroom with 3-piece ensuite and walk in closet, 2 more good size bedrooms, a 4-piece common bathroom and Main Floor Laundry. Make your way downstairs where you will find almost 1200 more square feet, including a 4th bedroom, a giant rec room and family room, utility room, and a 2-piece bathroom. Spend your evenings on the deck and the winters in the hot tub. Watch the kids play for hours in the massive back yard. Close to schools, playgrounds, transit, shopping, golfing and the Meadows Rec Center.

Built in 1991

Essential Information

MLS® # E4456081

Price \$425,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3524 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

Amenities

Amenities	Deck, Gazebo, Hot Tub, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	Zone 29

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