

\$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 | 14 |
| Zoning | Zone 29 |

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Listing information last updated on July 6th, 2025 at 11:47am MDT