

## \$539,000 - 4103 37a Avenue, Edmonton

MLS® #E4434829

**\$539,000**

5 Bedroom, 3.00 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

**WELL MAINTAINED and CORNER LOT!**

Welcome to this family-ready bi-level home located on a desirable community of Kiniski Gardens. Bathed in natural light, the spacious main level features a bright living room with vaulted ceilings and a cozy gas fireplace. The open kitchen offers cabinetry, a corner pantry, and a generous dining area that overlooks the deck and fully landscaped, fenced backyard. This home offers two bedrooms on the main floor along with a full bathroom, while the upper level is dedicated to a private primary suite complete with a 3-piece ensuite. The fully finished basement has a SEPARATE ENTRANCE includes a Second kitchen, 2 additional bedrooms, Living area and full bath. Situated just steps from ravine trails, parks, schools, shopping, and public transit, this property combines function, comfort, and an unbeatable location. A wonderful opportunity to own a versatile and inviting home in a well-established neighbourhood.

Built in 2000

### Essential Information

MLS® #	E4434829
Price	\$539,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,427
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4103 37a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7A1

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                5

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 May 11th, 2025 at 3:47am MDT