

## \$399,000 - 4415 36a Street, Edmonton

MLS® #E4439630

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Incredibly rare find in the community of Kiniski Gardens! This stylish 2-storey home is set on an OVERSIZED pie lot in a quiet cul-de-sac offering family friendly charm. Offering 4 bedrooms and 2.5 baths, this home is the perfect blend of comfort and function. You are welcomed into a bright main floor with bay windows and a spacious living room, updated kitchen with brand new appliances, newer cabinetry & counters, and a convenient 2pc bath. Upstairs features 3 generous sized bedrooms and a 4pc bathroom with private ensuite access from the primary bedroom. The fully finished basement, with new carpet throughout, is perfect for hosting guests and includes a cozy family room, 4th bedroom, 4pc bathroom, and large laundry room. Conveniently located just minutes to Whitemud Drive and within walking distance to schools, parks, and shopping; this is a rare urban retreat with room to grow!

Built in 1991

### Essential Information

MLS® #	E4439630
Price	\$399,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4415 36a Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K5

### **Amenities**

Amenities	On Street Parking, No Smoking Home
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 29

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