

Courtesy Of Justin Tazi Of Exp Realty

## \$458,000 - 3627 40 Avenue, Edmonton

MLS® #E4449359

**\$458,000**

4 Bedroom, 2.50 Bathroom, 1,142 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome home to this beautifully maintained 4-level split with a backyard oasis perfect for summer enjoyment. The main floor features hardwood flooring throughout the living and dining rooms, flowing into a spacious kitchen with a cozy breakfast nook. Patio doors lead to a covered deck and a large, landscaped backyard. Upstairs offers a generous primary suite with ensuite, plus two additional bedrooms and a full bathroom. The third level includes more hardwood flooring, a family room with gas fireplace, a den, powder room, and laundry area with direct access to the oversized garage. The fourth level is undeveloped and ready for your personal touch. This home offers plenty of living space and comfort throughout. **UPGRADES:** Shingles (7 yrs), HWT (5 yrs), built-in vacuum (6 yrs), furnace circuit board (5 yrs), modern appliances, garage exhaust fan, gas line to deck, security system, fiber optic internet, and built-in humidifier. Close to shopping, schools and parks. Corner Lot. Some photos virtually staged.

Built in 1992

### Essential Information

MLS® # E4449359

Price \$458,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,142
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3627 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

### **Amenities**

Amenities	Crawl Space, Deck, Detectors Smoke, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed July 24th, 2025  
Days on Market 5  
Zoning Zone 29

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Listing information last updated on July 29th, 2025 at 2:03pm MDT