\$449,000 - 3524 40 Avenue, Edmonton

MLS® #E4449718

\$449.000

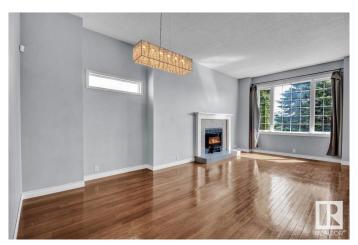
5 Bedroom, 2.50 Bathroom, 1,328 sqft Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 5 bedroom, 3 bath home in Millwoods located in the popular neighborhood of Kiniski Gardens. Highly rated Julia Kiniski Elementary School, parks, playgrounds, Public Transportation and all amenities are all within walking distance. High ceiling spacious living room with High-end hardwood floor, Bow window & Electric fireplace, Dining Area, Newer Kitchen with 2 Pantries, Granite countertop, Breakfast area with French doors, Tree lined backyard with no immediate neighbour's, Large Porch, Gazebo, Hot tub. Large Master Bedroom with good size walk-in closet & 3pc Ensuite, 2 more bedrooms & 4pc bath. Fully Finished Basement has great potential for future rental suite with 2 Bedrooms, Bathroom & very Large Living Room. Close to Kulawy Lake, Creeks Crossing Park & Mill Creek Ravine. Easy access to Whitemud Dr and Anthony Henday Dr., and the airport being just 25 minutes away! New Garage Door, Newer Furnace, Hot Water Tank & Shingles. Some photos have been virtually staged.







Built in 1991

Essential Information

MLS® # E4449718 Price \$449,000 Bedrooms 5

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,328

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
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, 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, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 4

Zoning Zone 29

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