

## \$475,000 - 4109 37 Avenue, Edmonton

MLS® #E4435736

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

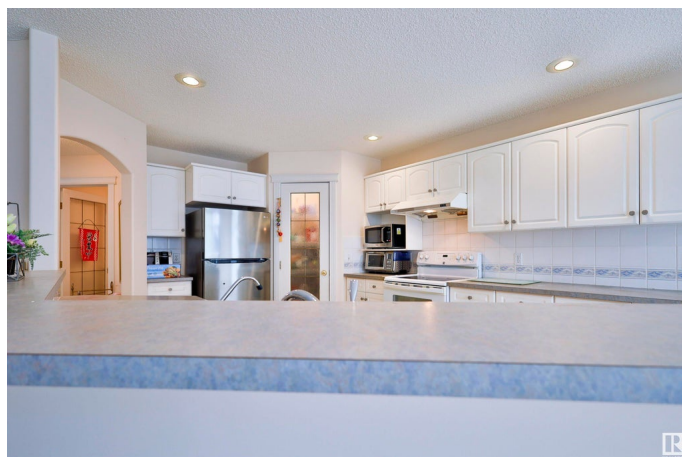
Kiniski Gardens, Edmonton, AB

Welcome to the charming neighbourhood of Kiniski Gardens! This home is waiting for you to make it your own. Featuring 3 Bedrooms plus a Den, the home offers enough room for young families and professionals. With a new furnace, new hot water tank, high efficient windows, and a new roof all of the hard upgrades have been done and now the fun stuff is up to you! The yard is fully fenced and offers relevant privacy. The primary bedroom has a sizeable walk in closet and a ensuite bathroom. With a attached double garage to keep your vehicles out of the elements and an unfinished basement to create what ever type of space you need, this home is perfect for first time home owners or those looking for a rental property. Convenient location closed to shopping ares and schools. Act now it won't last long!

Built in 1998

### Essential Information

MLS® #	E4435736
Price	\$475,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,725



Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4109 37 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7B2

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market      6  
Zoning                Zone 29

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