

## \$345,000 - 3508 44 Avenue, Edmonton

MLS® #E4443793

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this lovely Raised bungalow in Kiniski gardens offering, 2+1 bedroom in total, 2 full baths plus a fully finished basement. Nestled in a quiet Cul-de-Sac, this home could be ideal for a first time home buyer or an investor. Main floor features, a light filled living room with bay window, a spacious dining area off the kitchen with patio doors leading out to a covered deck. New laminate flooring on the entire main floor just been installed. New roof in 2020. Basement contains, a massive family room with wood stove, third bedroom, a full bath, laundry/utility room & ample storage space. Room to build a double garage off back alley. Conveniently located close to Schools, bus, Shopping mall & day care. Come check this out. Won't last!

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443793  |
| Price          | \$345,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,030     |
| Acres          | 0.00      |
| Year Built     | 1990      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3508 44 Avenue  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6K5         |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Deck, Detectors Smoke |
| Parking   | No Garage             |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Freestanding, Woodstove  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Jackson heights |
|------------|-----------------|

### Additional Information

Date Listed June 22nd, 2025

Days on Market 13

Zoning Zone 29

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Listing information last updated on July 5th, 2025 at 4:47pm MDT