

\$484,900 - 3523 38a Avenue, Edmonton

MLS® #E4443810

\$484,900

4 Bedroom, 3.00 Bathroom, 1,345 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Here is your chance to own this charming bilevel in family friendly neighborhood of KINISKI GARDENS featuring 3+1 bedroom, 3 full baths + a fully finished basement. Main floor presents, a bright SUNKEN living room with an Oversized bay window & Soaring ceilings bring a plenty of sunlight into the home. Step upstairs is a formal dining room adjacent to a large Eat-in kitchen leads out to south backyard with mature trees. Primary bedroom offers, a full En-suite. Updated roof, kitchen, bathrooms, some windows, light fixtures & garage overhead door. 2 furnaces. An open staircase leads to the lower level where you find a Massive family room with brick facing wood fire place, Rec room, bedroom, laundry room, a full bath & ample storage. One bedroom in basement used as a laundry room but can be easily converted back to a bedroom. Double attached garage is insulated, drywalled & painted has floor drain. Fantastic location near Shopping, transit, Schools, park, mill creek ravine & walking trails. priced to sell!!!

Built in 1992

Essential Information

MLS® # E4443810

Price \$484,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3523 38a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6N9

Amenities

Amenities	Closet Organizers, Crawl Space, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	484.0
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 22nd, 2025
Days on Market	13
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 8:17pm MDT