

# \$474,000 - 3710 41 Avenue, Edmonton

MLS® #E4455214

## \$474,000

5 Bedroom, 2.50 Bathroom, 1,017 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Fully renovated 4-level split corner unit in mature Kiniski Gardens! This 5-bed, 2.5-bath home offers over 1,900 sq ft of modern living space. Upgrades include shingles (2024), newer vinyl windows (last 5 yrs), high-efficiency furnace (2025), and hot water tank (2025). The chef’s kitchen features quartz countertops, custom cabinetry, and stainless steel appliances. Bright main floor with tiled electric fireplace, premium vinyl plank flooring, and plush carpet throughout. Upstairs includes 3 bedrooms—primary with 2-pc ensuite—and a fully renovated 4-pc bath. The finished basement with a Separate Entrance offers 2 more bedrooms, another 4-pc bath, and a spacious rec room with plumbing and electrical rough-ins. Pot lights throughout, brand-new doors, casings, Zebra Shades, and hardware. Oversized double garage with plenty of room for storage and projects!

Built in 1982

### Essential Information

MLS® #	E4455214
Price	\$474,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,017
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3710 41 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5M2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 29th, 2025

Days on Market 1

Zoning Zone 29

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