

## \$484,999 - 4030 37a Avenue, Edmonton

MLS® #E4440802

**\$484,999**

6 Bedroom, 3.00 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Located in the family-friendly community of Kiniski Gardens, this spacious 6-bedroom, 3-bath bi-level offers the perfect blend of comfort, functionality, and recent upgrades. Step inside to a bright, open-concept layout highlighted by soaring vaulted ceilings that create a warm and inviting atmosphere. The kitchen features rich chestnut cabinets and sleek stainless steel appliances, ideal for both everyday living and entertaining. All bedrooms are generously sized with ample closet space, and the fully finished basement includes a large family room—perfect for movie nights or a kids' play area. Major updates have already been taken care of, including a new ROOF, FURNACE, HOT WATER TANK, and DECK. The oversized double garage provides abundant parking and storage, while the well-maintained yard offers plenty of green space for outdoor enjoyment. Whether you're a growing family or need room to spread out, this home is a must-see!

Built in 1996

### Essential Information

MLS® #	E4440802
Price	\$484,999
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,249
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4030 37a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7A1

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

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

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