# \$499,900 - 3524 40 Avenue, Edmonton

MLS® #E4442093

#### \$499.900

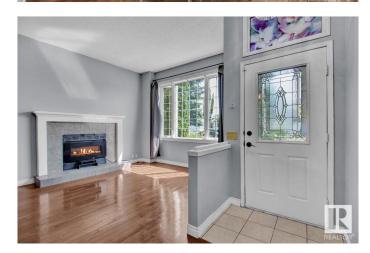
5 Bedroom, 2.50 Bathroom, 1,328 sqft Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 5 bedroom, 3 bath home in Millwoods located in the popular neighborhood of Kiniski Gardens. Highly rated Julia Kiniski Elementary School, parks, playgrounds, Public Transportation and all amenities are all within walking distance. High ceiling spacious living room with High-end hardwood floor, Bow window & Electric fireplace, Dining Area, Newer Kitchen with 2 Pantries, Granite countertop, Breakfast area with French doors, Tree lined backyard with no immediate neighbour's, Large Porch, Gazebo, Hot tub. Large Master Bedroom with good size walk-in closet & 3pc Ensuite, 2 more bedrooms & 4pc bath. Fully Finished Basement has great potential for future rental suite with 2 Bedrooms, Bathroom & very Large Living Room. Close to Kulawy Lake, Creeks Crossing Park & Mill Creek Ravine. Easy access to Whitemud Dr and Anthony Henday Dr., and the airport being just 25 minutes away! New Garage Door, Newer Furnace, Hot Water Tank & Shingles. Some photos have been virtually staged.







Built in 1991

## **Essential Information**

MLS® # E4442093 Price \$499,900 Bedrooms 5

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,328

Acres 0.00

Year Built 1991

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 3524 40 Avenue

Area Edmonton

Subdivision Kiniski Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 6M8

#### **Amenities**

Amenities Deck, Gazebo, Hot Tub
Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed,

Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 3

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 June 15th, 2025 at 7:02pm MDT