

\$469,900 - 4116 37a Avenue, Edmonton

MLS® #E4442393

\$469,900

4 Bedroom, 3.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 2-storey home in Kiniski Gardens! This amazing home offers over 1,430 sq ft plus a fully finished basement. The main floor features a bright, open layout with large windows, a cozy gas fireplace, and access to a wooden deck perfect for relaxing or entertaining. The kitchen has been recently updated with modern white cabinets, sleek hardware, and stainless steel appliances. Upstairs you'll find 3 spacious bedrooms including a primary with a private ensuite. With a potential for Separate Entrance, Fully Finished basement adds a 4th bedroom, full bath, and a large rec room ideal for guests or extra living space. Additional features include main floor laundry/ mudroom, a double attached garage, and a fenced backyard. Located just steps from parks, schools, shopping, walking trails, Whitemud Drive and the Anthony Henday, this home offers great value in a family-friendly neighborhood. All this home needs is you!

Built in 1997

Essential Information

MLS® #	E4442393
Price	\$469,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4116 37a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7A1

Amenities

Amenities	Deck, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 2025
Days on Market	56
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 August 8th, 2025 at 8:32am MDT