

Courtesy Of Thomas B Scott Of RE/MAX River City

\$519,900 - 4038 37b Avenue, Edmonton

MLS® #E4424234

\$519,900

5 Bedroom, 3.00 Bathroom, 1,353 sqft
Single Family on 0.00 Acres

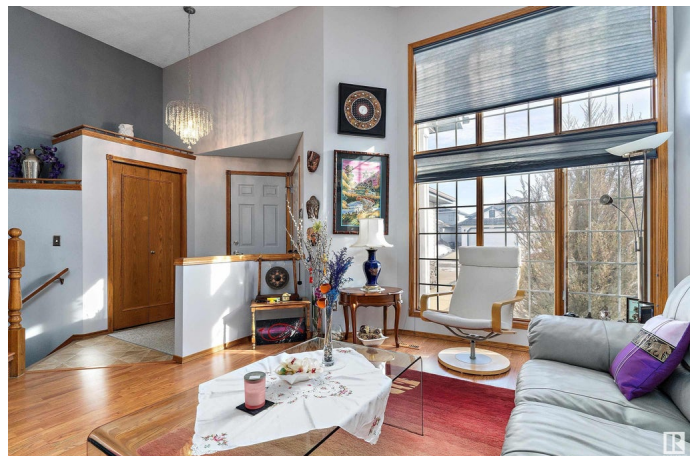
Kiniski Gardens, Edmonton, AB

Former show home! This gorgeous 3+2 bedroom bi-level has been lovingly maintained, offering over 2,400 square feet of finished living space. There is plenty of room for a growing family. The front living room is flooded with natural light, thanks to huge windows and soaring ceilings. Step upstairs to the formal dining room, adjacent to the large kitchen with tons of storage, solid surface countertops, stainless steel appliances, and a breakfast nook. The primary suite is complete with a 4-piece ensuite and a walk-in closet. Also on this level is the main 4-piece bath and two more large bedrooms. Downstairs is completely finished and includes large windows, a huge rec room, and two additional bedrooms. This corner lot, in the charming neighborhood of Kiniski Gardens, is close to shopping, schools, and offers easy access to the Whitemud or Anthony Henday, making commuting a breeze. Tons of upgrades â€“ Furnace (2024), Deck (2018), Roof (2013), HWT, driveway and concrete walkways + more. Must be seen!

Built in 1994

Essential Information

| | |
|--------|-----------|
| MLS® # | E4424234 |
| Price | \$519,900 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,353 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4038 37b Avenue |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6Z9 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, 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 | Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|-----------------|
| Date Listed | March 6th, 2025 |
|-------------|-----------------|

| | |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

| | |
|--------|---------|
| Zoning | Zone 29 |
|--------|---------|

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Listing information last updated on March 14th, 2025 at 11:17am MDT