

## \$519,300 - 4103 37a Avenue, Edmonton

MLS® #E4453016

**\$519,300**

5 Bedroom, 3.00 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

WELL MAINTAINED and CORNER LOT! SEPARATE ENTRANCE AND SECOND KITCHEN IN BASEMENT! Welcome to this family-ready bi-level home located on a desirable community of Kiniski Gardens. Bathed in natural light, the spacious main level features a bright living room with vaulted ceilings and a cozy gas fireplace. The open kitchen offers cabinetry, a corner pantry, and a generous dining area that overlooks the deck and fully landscaped, fenced backyard. This home offers two bedrooms on the main floor along with a full bathroom, while the upper level is dedicated to a private primary suite complete with a 3-piece ensuite. The fully finished basement has a SEPARATE ENTRANCE includes a Second kitchen, 2 additional bedrooms, Living area and full bath. Situated just steps from ravine trails, parks, schools, shopping, and public transit, this property combines function, comfort, and an unbeatable location. A wonderful opportunity to own a versatile and inviting home in a well-established neighbourhood.

Built in 2000

### Essential Information

MLS® # E4453016

Price \$519,300



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,427                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4103 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 7A1         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 20th, 2025 at 4:02pm MDT