

## \$425,000 - 3524 40 Avenue, Edmonton

MLS® #E4456081

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this Amazing Bungalow located in the heart of the family community of Kiniski Gardens in the Southeast. With room to park 2 vehicles on the driveway and 2 more in the double attached garage there is no shortage of room for your vehicles. Make your way inside and you will find 1326 square feet on the main level that has a spacious living room and dining room, a good size kitchen with all the appliances, a breakfast nook and a pantry too! The other half of the main floor has a large primary bedroom with 3-piece ensuite and walk in closet, 2 more good size bedrooms, a 4-piece common bathroom and Main Floor Laundry. Make your way downstairs where you will find almost 1200 more square feet, including a 4th bedroom, a giant rec room and family room, utility room, and a 2-piece bathroom. Spend your evenings on the deck and the winters in the hot tub. Watch the kids play for hours in the massive back yard. Close to schools, playgrounds, transit, shopping, golfing and the Meadows Rec Center.

Built in 1991

### Essential Information

MLS® # E4456081

Price \$425,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,326                  |
| 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, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, 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, Fenced, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 29             |

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Listing information last updated on September 10th, 2025 at 10:02am MDT