

## \$375,000 - 4315 35 Street, Edmonton

MLS® #E4440170

**\$375,000**

4 Bedroom, 2.00 Bathroom, 952 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This beautifully renovated home is move in ready! Recent upgrades include: new furnace, HWT, AC, bay and kitchen windows (2022), shingles, exterior finishings, flooring, basement windows and bathroom (2021), upstairs bathroom and kitchen (2019). The main floor features a large living space that leads into the dining area and gorgeous kitchen. Down the hall youâ€™ll find 3 bedrooms and full bath. The fully finished basement has a 4th bedroom, another full bath and a large rec room. A spacious back yard is fully fenced, this home is a MUST SEE!

Built in 1981

### Essential Information

MLS® #	E4440170
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	4315 35 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5J6

## Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Vinyl Windows
Parking	No Garage

## Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
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 16th, 2025 at 4:02am MDT