

\$364,900 - 3507 41 Avenue, Edmonton

MLS® #E4451930

\$364,900

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Lovingly cared for 4-level split, perfect for first-time buyers or young families! Walk to schools, playgrounds & parks in this detached home. Step inside to vaulted ceilings, laminate floors & generous windows that fill the living room with natural light, while mature trees offer privacy. The kitchen is airy & open with vaulted ceilings, stainless steel appliances, & great working area for cooking. Dinette is open & bright with large pantry. The side entry boot room is tiled, with a closet for more storage. Upstairs has 3 good-sized bedrooms with bright windows, laminate flooring throughout & a 4 pce bathroom. The lower level features a HUGE family room with large south-facing windowsâ€”perfect for play, study or relaxing. The basement includes a 4th bedroom with a generous closet, laundry, utility room & even more storage. This home offers space, updates & a location youâ€™ll love. A perfect place to settle in & call home!

Built in 1989

Essential Information

MLS® #	E4451930
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,077
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3507 41 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5S5

Amenities

Amenities	On Street Parking, Vaulted Ceiling
Parking	No Garage

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Julia Kinisiki School
Middle	Thelma Chalifoux School

High

W.P. Wagner School

Additional Information

Date Listed August 8th, 2025

Days on Market 13

Zoning Zone 29

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