

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

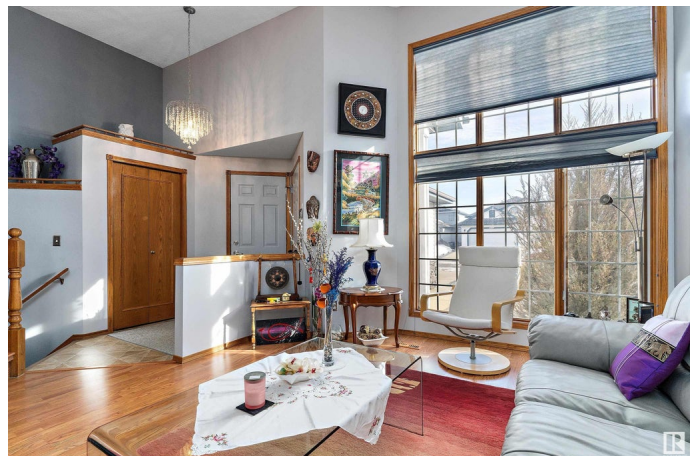
Former show home! This gorgeous 3+2 bedroom bi-level has been lovingly maintained, offering over 2,400 square feet of finished living space. There is plenty of room for a growing family. The front living room is flooded with natural light, thanks to huge windows and soaring ceilings. Step upstairs to 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**

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

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

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 March 14th, 2025 at 11:32am MDT