

\$420,000 - 4420 36a Street, Edmonton

MLS® #E4446252

\$420,000

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Home sweet home! Welcome to this charming 4 level split located in a cul-de-sac in the family friendly community, Kiniski Gardens. This home offers 3 bedrooms, 2 bathrooms & over 1900 sqft of space throughout 4 floors. Heading inside you are welcomed into the front foyer & spacious living room. Completing the main floor is the formal dining area, a beautifully updated kitchen & cozy breakfast nook for those sunny morning coffees. Upstairs you will find 3 spacious bedrooms and 1 bathroom. The lower floor features an inviting family room with a wood burning fireplace, 1 bathroom & laundry area. The unfinished basement is great for storage & awaiting your personal touch. Outside you will find a large pie shaped yard complete with gorgeous mature trees, a deck, shed & double detached garage. GREAT LOCATION close to parks, schools, shopping, amenities and public transportation. You don't want to miss out on this opportunity whether you're a first-time home buyer, investor or looking for a great family home!

Built in 1990

Essential Information

MLS® # E4446252

Price \$420,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,064 |
| Acres | 0.00 |
| Year Built | 1990 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4420 36a Street |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6K5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

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

School Information

| | |
|------------|-------------------------|
| Elementary | Julia Kiniski School |
| Middle | Thelma Chalifoux School |
| High | W.P. Wagner School |

Additional Information

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|----------------|----------------|
| Date Listed | July 7th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 29 |

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