

## \$549,900 - 4147 37a Avenue, Edmonton

MLS® #E4430355

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,112 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

LIKE NEW! This fully renovated 4 bedroom 3 bath bilevel is ready to move in! Located steps from the ravine in desirable, established Kiniski Gardens, this home would rival any new home on the market! Boasting over 2000 sq ft of newly developed space, this home will please the most discerning of buyers. Step inside the bright open front foyer & you are welcomed by high ceilings & modern decor. The Livingroom has new wide plank flooring that leads you into the brand new kitchen. The chef in the family will love the quartz countertops & stainless appliances. You'll enjoy summer entertaining on the south facing multi-level deck with Gas BBQ hookup! The Primary bedroom has an ensuite bath & looks out to the back yard. A formal dining room, 4 pce bath with jacuzzi tub & 2nd bedroom complete this level. The lower level features 2 more bedrooms, a brand new 3 piece bath with tiled shower, a laundry room & a huge family room ideal for movie nights. A nice walk to parks, shopping & schools. This is a must see home!

Built in 1998

### Essential Information

MLS® # E4430355

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,112                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4147 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 7C2         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Level Land, No Back Lane, No Through Road, Playground |

Nearby, Schools, Shopping Nearby, See Remarks

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

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Julia Kiniski , St Kateri |
| Middle     | Chalifoux, Michael Troy   |
| High       | Wagner, Trinity           |

### Additional Information

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

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Listing information last updated on April 18th, 2025 at 9:17am MDT