

\$469,900 - 3620 42a Ave Nw, Edmonton

MLS® #E4457276

\$469,900

5 Bedroom, 2.00 Bathroom, 1,065 sqft
Single Family on 0.12 Acres

Kiniski Gardens, Edmonton, Alberta

Welcome to this beautiful bungalow on a CORNER LOT (54.3 x 110.4) nestled in the desirable community of Kiniski Gardens. Offering 5 bedrooms with a separate kitchen and separate entrance, this home is an excellent opportunity for families, first-time buyers, or investors seeking rental potential. The main floor features 3 comfortable bedrooms, a full washroom, and convenient laundry. The fully finished basement adds 2 additional bedrooms, a second living room, a full washroom, laundry, plus a brand-new kitchen, new flooring, and modern lighting. Recent upgrades include a new roof and fence (2023), making this property truly move-in ready. An oversized double detached garage provides generous parking and storage. Situated on a quiet street with a large patio and fenced yard, there is plenty of space for kids to play and family gatherings. Only steps away from ravine trails, schools, parks, shopping, and public transit, this home combines function, comfort, and an unbeatable location. MUST SEE! (id:6289)

Built in 1981

Essential Information

Listing #	E4457276
Price	\$469,900
Bedrooms	5
Bathrooms	2.00



Square Footage	1,065
Acres	0.12
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3620 42a Ave Nw
Subdivision	Kiniski Gardens
City	Edmonton
Province	Alberta
Postal Code	T6L4N7

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Corner Site, See remarks, Lane
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Hood Fan, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	MaxWell Polaris
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