

\$397,500 - 4420 36a St Nw, Edmonton

MLS® #E4461003

\$397,500

3 Bedroom, 2.00 Bathroom, 1,040 sqft
Single Family on 0.11 Acres

Kiniski Gardens, Edmonton, Alberta

Check out this KINISKI GARDENS 4 level split on a HIGH, TREED, OVERSIZED PIE LOT in a CUL DE SAC with a DOUBLE DETACHED GARAGE. The foyer leads into a spacious L-SHAPED LIVING ROOM and FORMAL DINING ROOM with BRAND NEW CARPET! The kitchen has been upgraded & updated & features RICH MAPLE CABINETS, GRANITE COUNTERS, a MOSAIC BACK SPLASH, NEWER STAINLESS APPLIANCES plus the sunny BREAKFAST NOOK provides access to the deck & oversized yard. Up to the 3 bedrooms & a 4 piece bathroom with UPDATED TUB. The THIRD LEVEL features a lovely WOODBURNING FIREPLACE in a cozy family/games room featuring lots of natural light, a 3 piece bath with shower & handy laundry area complete this level. The basement is undeveloped, has a NEWER HOT WATER TANK & has a layout perfect for future development! The yard has a wrap around deck, mature trees & landscaping, a shed and oversized garage! The shingles have been done recently plus there is NO POLY B PLUMBING in this lovely home, it is ready to just MOVE IN & ENJOY! (id:6289)

Built in 1990

Essential Information

Listing #	E4461003
Price	\$397,500



Bedrooms	3
Bathrooms	2.00
Square Footage	1,040
Acres	0.11
Year Built	1990
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4420 36a St Nw
Subdivision	Kiniski Gardens
City	Edmonton
Province	Alberta
Postal Code	T6L6K5

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping
Features	Cul-de-sac
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Fan, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Elite
----------------	--------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 17th, 2025 at 10:01am MDT