

\$519,900 - 3635 44 St Nw, Edmonton

MLS® #E4464282

\$519,900

5 Bedroom, 3.00 Bathroom, 1,257 sqft
Single Family on 0.12 Acres

Kiniski Gardens, Edmonton, Alberta

Magnificent location! Rarely do homes become available in this highly sought-after quiet area, where most neighbours are original owners. Situated on a large corner lot facing the ravine, this beautifully updated bi-level offers direct access just steps away from scenic walking trails. Thoughtfully maintained and upgraded, the home features 12 solar panels (2024), a new roof, fascia, and storm drains (2023), all new windows, new front and back doors, and a new insulated garage door with opener. Inside, enjoy fresh white paint upstairs, modern laminate flooring, updated bathrooms, and a refreshed kitchen with painted cabinets, and a spacious dining area. The finished basement includes two additional bedrooms, a living room, 3-piece bath and a large storage area under the stairs—ideal for guests or extended family. With vaulted ceilings, formal dining, and an oversized double garage, this home blends comfort, efficiency, and timeless charm—all just minutes from schools, shopping, and transportation. (id:6289)

Built in 1999

Essential Information

Listing #	E4464282
Price	\$519,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,257



Acres	0.12
Year Built	1999
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	3635 44 St Nw
Subdivision	Kiniski Gardens
City	Edmonton
Province	Alberta
Postal Code	T6L7C3

Amenities

Amenities	Public Transit, Schools, Shopping
Features	Private setting, Corner Site, See remarks, Ravine, Flat site, Park/reserve
Parking	Attached Garage, Oversize
# of Garages	1
View	Ravine view

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Has Basement	Yes

Listing Details

Listing Office	One Percent Realty
----------------	--------------------



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 November 4th, 2025 at 6:31pm MST