

\$380,000 - 3524 44a Avenue, Edmonton

MLS® #E4438833

\$380,000

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Immaculate upgraded bungalow in a cul-de-sac with over \$45K in recent renovations, located in Southeast Edmonton. This bright, well-laid-out home features 3 bedrooms and 2 full bathrooms. The open living and dining area with bay window flows into a warm kitchen with new countertops, sink, and backsplash. A cozy dinette with patio doors opens to a spacious 2-tier southwest-facing deck. The beautifully finished basement includes a large bedroom, family room with new high-quality carpet and underlay, full bath, laundry room with new washer/dryer and nearby wash sink. Also features a built-in wet bar with fridge, library, and ample storage. Additional upgrades include new windows, doors, high-efficiency double-stage furnace, shingles, flooring, fresh paint, new fence, and energized 2-car parking with back alley access. Conveniently located near public and Catholic schools, public transit, Whitemud, and Anthony Henday.

Built in 1992

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4438833 |
| Price | \$380,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,042 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3524 44a Avenue |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6K6 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Wet Bar |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 28th, 2025

Days on Market 39

Zoning Zone 29

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