

## \$364,900 - 3507 41 Avenue, Edmonton

MLS® #E4451930

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Lovingly cared for 4-level split, perfect for first-time buyers or young families! Walk to schools, playgrounds & parks in this detached home. Step inside to vaulted ceilings, laminate floors & generous windows that fill the living room with natural light, while mature trees offer privacy. The kitchen is airy & open with vaulted ceilings, stainless steel appliances, & great working area for cooking. Dinette is open & bright with large pantry. The side entry boot room is tiled, with a closet for more storage. Upstairs has 3 good-sized bedrooms with bright windows, laminate flooring throughout & a 4 pce bathroom. The lower level features a HUGE family room with large south-facing windowsâ€”perfect for play, study or relaxing. The basement includes a 4th bedroom with a generous closet, laundry, utility room & even more storage. This home offers space, updates & a location youâ€™ll love. A perfect place to settle in & call home!

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451930  |
| Price      | \$364,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3507 41 Avenue  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 5S5         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Vaulted Ceiling |
| Parking   | No Garage                          |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Stories      | 4                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Finished                                                                                             |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Julia Kinisiki School   |
| Middle     | Thelma Chalifoux School |

High

W.P. Wagner School

### **Additional Information**

Date Listed August 8th, 2025

Days on Market 16

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 6:02am MDT