

## **\$469,000 - 3524 40 Avenue, Edmonton**

MLS® #E4447314

**\$469,000**

5 Bedroom, 2.50 Bathroom, 1,328 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 5 bedroom, 3 bath home in Millwoods located in the popular neighborhood of Kiniski Gardens. Highly rated Julia Kiniski Elementary School, parks, playgrounds, Public Transportation and all amenities are all within walking distance. High ceiling spacious living room with High-end hardwood floor, Bow window & Electric fireplace, Dining Area, Newer Kitchen with 2 Pantries, Granite countertop, Breakfast area with French doors, Tree lined backyard with no immediate neighbour's, Large Porch, Gazebo, Hot tub. Large Master Bedroom with good size walk-in closet & 3pc Ensuite, 2 more bedrooms & 4pc bath. Fully Finished Basement has great potential for future rental suite with 2 Bedrooms, Bathroom & very Large Living Room. Close to Kulawy Lake, Creeks Crossing Park & Mill Creek Ravine. Easy access to Whitemud Dr and Anthony Henday Dr., and the airport being just 25 minutes away! New Garage Door, Newer Furnace, Hot Water Tank & Shingles. Some photos have been virtually staged.

Built in 1991

### **Essential Information**

MLS® #	E4447314
Price	\$469,000



**Many Upgrades**



**Granite Countertop**

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3524 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

### Amenities

Amenities	Deck, Gazebo, Hot Tub
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                1

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 July 12th, 2025 at 11:33am MDT