

## \$474,900 - 3620 42a Ave, Edmonton

MLS® #E4444423

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this beautiful bungalow CORNER LOT (54.3X110.4) offering 5 bedrooms with SEPARATE KITCHEN & SEPARATE ENTRANCE nestled in KINISKI GARDENS community. It has 3 bedrooms on the main level with full washroom & laundry. The finished basement comes with two bedrooms, a second living room, a full washroom, laundry, new kitchen, new flooring, new lighting. With a new fence and roof (2023), this property is move-in ready! It has oversized double detached garage. The opportunities are indeed endless for the investor or first time home buyer. Situated on a quiet street, you will have plenty of space for the kids to play and a large patio for all your summer BBQs. Situated just steps from ravine trails, parks, schools, shopping, and public transit, this property combines function, comfort, and an unbeatable location. A wonderful opportunity to own a versatile home in a well-established neighbourhood.

Built in 1981

### Essential Information

MLS® #	E4444423
Price	\$474,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3620 42a Ave
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4N7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Julia Kiniski School
Middle	Thelma Chalifoux School
High	W.P. WAGNER SCHOOL

### **Additional Information**

Date Listed	June 26th, 2025
-------------	-----------------

Days on Market	8
----------------	---

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 4th, 2025 at 2:03pm MDT