

## \$549,900 - 4147 37a Avenue, Edmonton

MLS® #E4430355

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,112 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

LIKE NEW! This fully renovated 4 bedroom 3 bath bilevel is ready to move in! Located steps from the ravine in desirable, established Kiniski Gardens, this home would rival any new home on the market! Boasting over 2000 sq ft of newly developed space, this home will please the most discerning of buyers. Step inside the bright open front foyer & you are welcomed by high ceilings & modern decor. The Livingroom has new wide plank flooring that leads you into the brand new kitchen. The chef in the family will love the quartz countertops & stainless appliances. You'll enjoy summer entertaining on the south facing multi-level deck with Gas BBQ hookup! The Primary bedroom has an ensuite bath & looks out to the back yard. A formal dining room, 4 pce bath with jacuzzi tub & 2nd bedroom complete this level. The lower level features 2 more bedrooms, a brand new 3 piece bath with tiled shower, a laundry room & a huge family room ideal for movie nights. A nice walk to parks, shopping & schools. This is a must see home!

Built in 1998

### Essential Information

MLS® # E4430355

Price \$549,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,112
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4147 37a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7C2

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Level Land, No Back Lane, No Through Road, Playground

Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kiniski , St Kateri
Middle	Chalifoux, Michael Troy
High	Wagner, Trinity

### Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	Zone 29

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Listing information last updated on April 21st, 2025 at 2:32pm MDT