

## \$420,000 - 4420 36a Street, Edmonton

MLS® #E4446252

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Home sweet home! Welcome to this charming 4 level split located in a cul-de-sac in the family friendly community, Kiniski Gardens. This home offers 3 bedrooms, 2 bathrooms & over 1900 sqft of space throughout 4 floors. Heading inside you are welcomed into the front foyer & spacious living room. Completing the main floor is the formal dining area, a beautifully updated kitchen & cozy breakfast nook for those sunny morning coffees. Upstairs you will find 3 spacious bedrooms and 1 bathroom. The lower floor features an inviting family room with a wood burning fireplace, 1 bathroom & laundry area. The unfinished basement is great for storage & awaiting your personal touch. Outside you will find a large pie shaped yard complete with gorgeous mature trees, a deck, shed & double detached garage. GREAT LOCATION close to parks, schools, shopping, amenities and public transportation. You don't want to miss out on this opportunity whether you're a first-time home buyer, investor or looking for a great family home!

Built in 1990

### Essential Information

MLS® # E4446252

Price \$420,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4420 36a Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Julia Kiniski School
Middle	Thelma Chalifoux School
High	W.P. Wagner School

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	12
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 19th, 2025 at 5:02pm MDT