

## **\$397,500 - 4420 36a Street, Edmonton**

MLS® #E4461003

**\$397,500**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Check out this KINISKI GARDENS 4 level split on a HIGH, TREED, OVERSIZED PIE LOT in a CUL DE SAC with a DOUBLE DETACHED GARAGE. The foyer leads into a spacious L-SHAPED LIVING ROOM and FORMAL DINING ROOM with BRAND NEW CARPET! The kitchen has been upgraded & updated & features RICH MAPLE CABINETS, GRANITE COUNTERS, a MOSAIC BACK SPLASH, NEWER STAINLESS APPLIANCES plus the sunny BREAKFAST NOOK provides access to the deck & oversized yard. Up to the 3 bedrooms & a 4 piece bathroom with UPDATED TUB. The THIRD LEVEL features a lovely WOODBURNING FIREPLACE in a cozy family/games room featuring lots of natural light, a 3 piece bath with shower & handy laundry area complete this level. The basement is undeveloped, has a NEWER HOT WATER TANK & has a layout perfect for future development! The yard has a wrap around deck, mature trees & landscaping, a shed and oversized garage! The shingles have been done recently plus there is NO POLY B PLUMBING in this lovely home, it is ready to just MOVE IN & ENJOY!

Built in 1990

### **Essential Information**

MLS® #

E4461003



|                |                        |
|----------------|------------------------|
| Price          | \$397,500              |
| Lease Rate     | \$7                    |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| 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      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                      |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 16.4x5.2x29.9                                                                                                                                                    |
| 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    | October 6th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 29           |

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Listing information last updated on October 31st, 2025 at 11:32pm MDT