

## **\$549,000 - 3507 38a Avenue, Edmonton**

MLS® #E4434040

**\$549,000**

6 Bedroom, 3.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This two-story maximizes every inch, nestled a pie-shaped cul-de-sac lot in Kiniski Gardens. Offering appx 3,000 sq. ft. of total living space across 3 fully developed levels, this home provides 6 bdrms plus a sliding barn-doors den that has served as a 7th bdrm. Step inside and be captivated by the grand entrance with 17-foot ceilings, a striking hairpin staircase and the abundance of natural light streaming through. The kitchen features modern cabinetry, granite countertops, SS appliances, flows into the fireplace family room & dining area with direct access to backyard on a new deck & privacy fence. Amazing master has walkin closet & 4 pc ensuite with jet soaker tub! Basement offers versatility with a second kitchen, full bathroom, separate laundry & private entrance through the garage. Highlights include attached heated garage, ZERO CARPET throughout, central air conditioner, HE endless hot-water-on-demand & furnace installed 2020 (serviced in 2023), new shingles in 2022, Telus security system 2020.

Built in 1992

### **Essential Information**

MLS® # E4434040

Price \$549,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3507 38a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6N9

### Amenities

Amenities	Deck, Guest Suite, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
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 May 14th, 2025 at 8:02am MDT