

# \$464,800 - 3627 40 Avenue, Edmonton

MLS® #E4443171

**\$464,800**

4 Bedroom, 2.50 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome home to this beautifully maintained 4-level split with a backyard oasis perfect for summer enjoyment. The main floor features hardwood flooring throughout the living and dining rooms, flowing into a spacious kitchen with a cozy breakfast nook. Patio doors lead to a covered deck and a large, landscaped backyard. Upstairs offers a generous primary suite with ensuite, plus two additional bedrooms and a full bathroom. The third level includes more hardwood flooring, a family room with gas fireplace, a den, powder room, and laundry area—with direct access to the oversized garage. The fourth level is undeveloped and ready for your personal touch. This home offers plenty of living space and comfort throughout. **UPGRADES:** Shingles (7 yrs), HWT (5 yrs), built-in vacuum (6 yrs), furnace circuit board (5 yrs), modern appliances, garage exhaust fan, gas line to deck, security system, fiber optic internet, and built-in humidifier. Close to shopping, schools and parks. Corner Lot. Some photos virtually staged.

Built in 1992

## Essential Information

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Price \$464,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,142
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3627 40 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6M8

### Amenities

Amenities	Crawl Space, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	Zone 29

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