

## \$466,900 - 4030 37a Avenue, Edmonton

MLS® #E4456475

**\$466,900**

6 Bedroom, 2.00 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Located in the family-friendly community of Kiniski Gardens, this spacious 6-bedroom, 3-bath bi-level offers the perfect blend of comfort, functionality, and recent upgrades. Step inside to a bright, open-concept layout highlighted by soaring vaulted ceilings that create a warm and inviting atmosphere. The kitchen features rich chestnut cabinets and sleek stainless steel appliances, ideal for both everyday living and entertaining. All bedrooms are generously sized with ample closet space, and the fully finished basement includes a large family room—perfect for movie nights or a kids' play area. Major updates have already been taken care of, including a new ROOF, FURNACE, HOT WATER TANK, and DECK. The oversized double garage provides abundant parking and storage, while the well-maintained yard offers plenty of green space for outdoor enjoyment. Whether you're a growing family or need room to spread out, this home is a must-see!

Built in 1996

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456475  |
| Price     | \$466,900 |
| Bedrooms  | 6         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,249                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4030 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 7A1         |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Deck, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                            |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025

Days on Market                13

Zoning                            Zone 29

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Listing information last updated on September 18th, 2025 at 8:02am MDT