

## \$399,000 - 4415 36a Street, Edmonton

MLS® #E4439630

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Incredibly rare find in the community of Kiniski Gardens! This stylish 2-storey home is set on an OVERSIZED pie lot in a quiet cul-de-sac offering family friendly charm. Offering 4 bedrooms and 2.5 baths, this home is the perfect blend of comfort and function. You are welcomed into a bright main floor with bay windows and a spacious living room, updated kitchen with brand new appliances, newer cabinetry & counters, and a convenient 2pc bath. Upstairs features 3 generous sized bedrooms and a 4pc bathroom with private ensuite access from the primary bedroom. The fully finished basement, with new carpet throughout, is perfect for hosting guests and includes a cozy family room, 4th bedroom, 4pc bathroom, and large laundry room. Conveniently located just minutes to Whitemud Drive and within walking distance to schools, parks, and shopping; this is a rare urban retreat with room to grow!

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439630  |
| Price      | \$399,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,203                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4415 36a Street |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6K5         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, No Smoking Home |
| Parking   | No Garage                          |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 30th, 2025

Days on Market 25

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 June 24th, 2025 at 4:03pm MDT