

Courtesy Of Toni Betty Of Real Broker

# **\$569,900 - 4104 39 Avenue, Edmonton**

MLS® #E4443437

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Absolutely move in ready! You will be impressed with this beautifully renovated home, in Kiniski Gardens. Enjoy all that this home has to offer, like the 19' living room ceiling or the cosy gas fireplace with quality dark brown stone that makes it way up those 19'. The home also includes A/C, an oversized, heated garage, fully finished basement with heated floors, surge protector on electrical panel & a huge back yard backing on to a treed park. Some of the renovations include: 50 gallon HWT(2024), Bosch dishwasher(2024), furnace & A/C(2023), blown-in insulation to R50-R60(2019), luxury vinyl plank throughout entire home(2021), kitchen cabinets(2017), Whirlpool kitchen appliances(2017), quartz kitchen countertops(2017), all 4 bathrooms redone(2017), onyx countertops in 3 bathrooms(2017), custom front entry windows(2018), bsmt bdrm window enlarged to oversize(2019), custom stone patio in back yard and driveway widened(2019), entire home repainted(2016), shingles(2015), back yard steps and pergola(2019) and more! Location!

Built in 1997

## **Essential Information**

MLS® #

E4443437



Price	\$569,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,756
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4104 39 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7B6

### Amenities

Amenities	Air Conditioner, Gazebo
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs    Onto    Park/Trees,    Fenced,    Playground    Nearby,    Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Julia Kiniski School
Middle	Kate Chegwin School

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	5
Zoning	Zone 29

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Listing information last updated on June 24th, 2025 at 11:32pm MDT