

\$469,000 - 3524 40 Avenue, Edmonton

MLS® #E4447314

\$469,000

5 Bedroom, 2.50 Bathroom, 1,328 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Beautiful 5 bedroom, 3 bath home in Millwoods located in the popular neighborhood of Kiniski Gardens. Highly rated Julia Kiniski Elementary School, parks, playgrounds, Public Transportation and all amenities are all within walking distance. High ceiling spacious living room with High-end hardwood floor, Bow window & Electric fireplace, Dining Area, Newer Kitchen with 2 Pantries, Granite countertop, Breakfast area with French doors, Tree lined backyard with no immediate neighbour's, Large Porch, Gazebo, Hot tub. Large Master Bedroom with good size walk-in closet & 3pc Ensuite, 2 more bedrooms & 4pc bath. Fully Finished Basement has great potential for future rental suite with 2 Bedrooms, Bathroom & very Large Living Room. Close to Kulawy Lake, Creeks Crossing Park & Mill Creek Ravine. Easy access to Whitemud Dr and Anthony Henday Dr., and the airport being just 25 minutes away! New Garage Door, Newer Furnace, Hot Water Tank & Shingles. Some photos have been virtually staged.

Built in 1991

Essential Information

| | |
|--------|-----------|
| MLS® # | E4447314 |
| Price | \$469,000 |



Many Upgrades



High Ceilings

| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,328 |
| Acres | 0.00 |
| Year Built | 1991 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3524 40 Avenue |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6M8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Gazebo, Hot Tub |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|------------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed July 11th, 2025

Days on Market 7

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 July 17th, 2025 at 10:32pm MDT