

# \$454,000 - 3710 41 Avenue, Edmonton

MLS® #E4464577

**\$454,000**

5 Bedroom, 2.50 Bathroom, 1,017 sqft  
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Fully renovated 4-level split corner unit in the Mature neighbourhood of Kiniski Gardens! This 5-bed, 2.5-bath home offers over 1,900 sq ft of modern living space. Upgrades include shingles (2024), newer vinyl windows (last 5 yrs), high-efficiency furnace (2025), and hot water tank (2025). The chef’s kitchen features quartz countertops, custom cabinetry, and stainless steel appliances. Bright main floor with tiled electric fireplace, premium vinyl plank flooring, and plush carpet throughout. Upstairs includes 3 bedrooms—primary with 2-pc ensuite—and a fully renovated 4-pc bath. The finished basement with a Separate Entrance offers 2 more bedrooms, another 4-pc bath, and a spacious rec room with plumbing and electrical rough-ins. Pot lights throughout, brand-new doors, casings, Zebra Shades, and hardware. Oversized double garage with plenty of room for storage and projects

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464577  |
| Price      | \$454,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,017                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3710 41 Avenue  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 5M2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert                                                                                                              |
| Stories           | 4                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed                November 3rd, 2025  
Days on Market        3  
Zoning                    Zone 29

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