

## \$539,900 - 4306 37 Street, Edmonton

MLS® #E4430245

**\$539,900**

6 Bedroom, 4.00 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens! READY TO MOVE IN this fully renovated 6-bedrooms, 4-bathrooms home offers fantastic value with brand-new appliances and updated windows throughout the upper floors. Set on a spacious lot, there's ample room for outdoor activities or gardening. The home also features a spacious layout, making it an ideal choice for those seeking their dream home, complete with a SEPRATE ENTRANCE and a FULLY FINISHED BASEMENT that includes extra rooms, a second kitchen, and laundry facilities. Conveniently located near a major highway, commuting is easy, and with shopping centers, schools, and local amenities just minutes away, everything you need is within reach. The property is also within 4 minutes drive to JACKSON HEIGHTS ELEMETRY SCHOOL schools and parks, making it perfect for young families. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Built in 1981

### Essential Information

MLS® #	E4430245
Price	\$539,900
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,600
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4306 37 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4J7

### **Amenities**

Amenities	On Street Parking, Parking-Extra
Parking Spaces	4
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Cul-De-Sac
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 10

Zoning Zone 29

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Listing information last updated on April 20th, 2025 at 4:32am MDT