

\$549,000 - 3507 38a Avenue, Edmonton

MLS® #E4434040

\$549,000

6 Bedroom, 3.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This two-story maximizes every inch, nestled a pie-shaped cul-de-sac lot in Kiniski Gardens. Offering appx 3,000 sq. ft. of total living space across 3 fully developed levels, this home provides 6 bdrms plus a sliding barn-doors den that has served as a 7th bdrm. Step inside and be captivated by the grand entrance with 17-foot ceilings, a striking hairpin staircase and the abundance of natural light streaming through. The kitchen features modern cabinetry, granite countertops, SS appliances, flows into the fireplace family room & dining area with direct access to backyard on a new deck & privacy fence. Amazing master has walkin closet & 4 pc ensuite with jet soaker tub! Basement offers versatility with a second kitchen, full bathroom, separate laundry & private entrance through the garage. Highlights include attached heated garage, ZERO CARPET throughout, central air conditioner, HE endless hot-water-on-demand & furnace installed 2020 (serviced in 2023), new shingles in 2022, Telus security system 2020.

Built in 1992

Essential Information

MLS® # E4434040

Price \$549,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3507 38a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6N9

Amenities

Amenities	Deck, Guest Suite, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
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 May 6th, 2025 at 10:32am MDT