

## \$299,900 - 3511 42 Avenue, Edmonton

MLS® #E4460250

**\$299,900**

2 Bedroom, 1.50 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Tucked into the heart of Kiniski Gardens, this 2 storey home offers space, character and an excellent opportunity. With 2 bedrooms, 1.5 baths and a functional layout, it's a smart choice for first-time buyers or investors seeking an affordable home in a great location. The main floor features large windows, a cozy corner fireplace and open dining and kitchen areas with backyard access for easy entertaining. Upstairs, the standout primary bedroom impresses with soaring wood ceilings, its own fireplace and direct access to the full jack-and-jill bath shared with the 2nd bedroom. A convenient half bath is on the main floor. The partially finished basement provides added flexibility for a rec room, wet bar and storage. While ready for your personal touch, this property offers the chance to build equity and value. Yard is landscaped with a detached single garage. Close to schools, parks, bus routes, Whitemud Drive and Anthony Henday, this home is full of potential.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460250  |
| Price     | \$299,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,166                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3511 42 Avenue  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 5C7         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Bar, Deck, Detectors Smoke, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar |
| Parking   | Single Garage Detached                                                   |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | Corner                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                              |
| Exterior Features | Back Lane, Cul-De-Sac, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Julia Kiniski School    |
| Middle     | Thelma Chalifoux School |
| High       | W.P. Wagner School      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 29           |

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Listing information last updated on October 10th, 2025 at 7:17pm MDT