

## \$120,999 - 322 3610 43 Avenue, Edmonton

MLS® #E4431883

**\$120,999**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Good value and a great price for this 2 bedroom, 2 bathroom condo in the Regatta condo complex in the community of Kiniski Gardens in south Edmonton. The 2 bedrooms are separate from each other for privacy and they both have full bathrooms. This is a great property for the first time buyer or investor. This unit is located on the 3rd floor with a south facing balcony. The very well run building has had a lot of nice upgrades in the past few years. The location of the building makes it close to all main roads Henday/Whitemud, and is close to schools, shopping, and transportation. This building has an elevator.

Built in 1982

### Essential Information

MLS® #	E4431883
Price	\$120,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	322 3610 43 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5T2

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 20th, 2025
Days on Market	17
Zoning	Zone 29
Condo Fee	\$416

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 7th, 2025 at 11:47am MDT