

## **\$529,900 - 4306 37 Street, Edmonton**

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MLS® #E4437183

**\$529,900**

6 Bedroom, 4.00 Bathroom, 1,601 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens! Move-In Ready & Fully Renovated, situated on a HUGE LOT of 6839ft. This beautifully updated 6-bedroom, 4-bathroom home offers exceptional value, featuring BRAND NEW APPLIANCES, NEW PAINT, LIGHTING FIXTURES, KITCHEN, Countertop, FLOORING and upgraded windows thru-out the upper levels. Situated on a SPACIOUS lot, there's plenty of room for outdoor enjoyment & gardening. Main floor features a Bedroom and Full Bath. This house boasts a generous layout ideal for growing families or multi-generational living. A separate side entrance leads to a FULLY FINISHED BASEMENT complete with 2 bedrooms, Full Bath, SECOND KITCHEN, and SEPARATE LAUNDRY facilities. Conveniently located near major highways, daily commuting is effortless. You'll also enjoy close proximity to shopping centers, schools, parks, and all essential amenities. Just a 4-minute drive to Jackson Heights Elementary School, this property is ideal for families with school-aged children.



Built in 1981

### **Essential Information**

MLS® # E4437183

Price \$529,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,601                  |
| 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      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4  |
| Parking        | Parking Pad Cement/Paved                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal   |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Public Swimming Pool, Public Transportation |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 29        |

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Listing information last updated on June 2nd, 2025 at 9:47am MDT