

## \$400,000 - 3515 42 Avenue, Edmonton

MLS® #E4459664

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,276 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Outstanding value in Kiniski Gardens! Nestled on a quiet cul-de-sac this recently renovated, move-in ready, 3 bedroom 1.5 bath detached 2 storey home w/ central AC features nearly 1900 sq ft of fully finished living space! From the front foyer, the spacious living room w/ corner wood burning fireplace & stylish ceiling beam leads to the eat-in kitchen w/ newer cabinets, countertops, hardware & s/steel appliances including a new dishwasher. The convenient 2pce powder room is also on the main floor. Garden doors give easy access to the updated deck, sidewalks & fully fenced, landscaped yard w/ storage shed & private parking pad to fit 2 cars. Upstairs youâ€™ll find the generously sized primary bedroom w/ dual closets, 2 more bedrooms & the fully renovated, modern 4-piece bath. The basement offers a large rec room, newer stacking washer/dryer & additional storage. Minutes from the Whitemud, Henday, schools, parks, shops & public transit, this home combines style, comfort & convenience- make your move today!

Built in 1981

### Essential Information

MLS® # E4459664

Price \$400,000





Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3515 42 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5C7

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Vinyl Windows
Parking Spaces	4
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior



Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Julia Kiniski
Middle	Thelma Chalifoux
High	W.P. Wagner

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 29

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