

## \$405,000 - 4420 36a Street, Edmonton

MLS® #E4446252

**\$405,000**

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

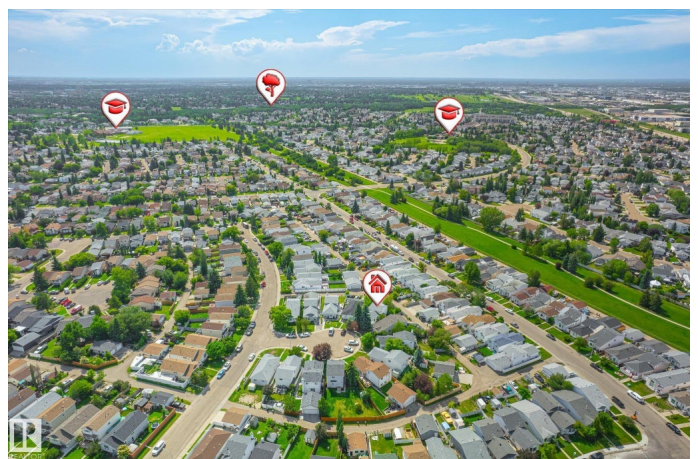
Home sweet home! Welcome to this charming 4 level split located in a cul-de-sac in the family friendly community, Kiniski Gardens. This home offers 3 bedrooms, 2 bathrooms & over 1900 sqft of space throughout 4 floors. Heading inside you are welcomed into the front foyer & spacious living room. Completing the main floor is the formal dining area, a beautifully updated kitchen & cozy breakfast nook for those sunny morning coffees. Upstairs you will find 3 spacious bedrooms and 1 bathroom. The lower floor features an inviting family room with a wood burning fireplace, 1 bathroom & laundry area. The unfinished basement is great for storage & awaiting your personal touch. Outside you will find a large pie shaped yard complete with gorgeous mature trees, a deck, shed & double detached garage. GREAT LOCATION close to parks, schools, shopping, amenities and public transportation. You don't want to miss out on this opportunity whether you're a first-time home buyer, investor or looking for a great family home!

Built in 1990

### Essential Information

MLS® # E4446252

Price \$405,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4420 36a Street |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6K5         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace    | Yes                                                                                                                                           |
| Fireplaces   | Tile Surround                                                                                                                                 |
| Stories      | 3                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Partially Finished                                                                                                                      |

### **Exterior**

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

|              |                    |
|--------------|--------------------|
|              | Treed Lot          |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 29        |

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Listing information last updated on September 17th, 2025 at 2:47pm MDT