

## **\$549,000 - 3507 38a Avenue, Edmonton**

MLS® #E4434040

**\$549,000**

6 Bedroom, 3.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

This two-story maximizes every inch, nestled a pie-shaped cul-de-sac lot in Kiniski Gardens. Offering appx 3,000 sq. ft. of total living space across 3 fully developed levels, this home provides 6 bdrms plus a sliding barn-doors den that has served as a 7th bdrm. Step inside and be captivated by the grand entrance with 17-foot ceilings, a striking hairpin staircase and the abundance of natural light streaming through. The kitchen features modern cabinetry, granite countertops, SS appliances, flows into the fireplace family room & dining area with direct access to backyard on a new deck & privacy fence. Amazing master has walkin closet & 4 pc ensuite with jet soaker tub! Basement offers versatility with a second kitchen, full bathroom, separate laundry & private entrance through the garage. Highlights include attached heated garage, ZERO CARPET throughout, central air conditioner, HE endless hot-water-on-demand & furnace installed 2020 (serviced in 2023), new shingles in 2022, Telus security system 2020.

Built in 1992

### **Essential Information**

MLS® # E4434040

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,931                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3507 38a Avenue |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6N9         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Guest Suite, Hot Water Natural Gas |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stucco                                      |
| Foundation        | Concrete Perimeter                                |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 11            |
| Zoning         | Zone 29       |

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Listing information last updated on May 13th, 2025 at 3:47am MDT