

\$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

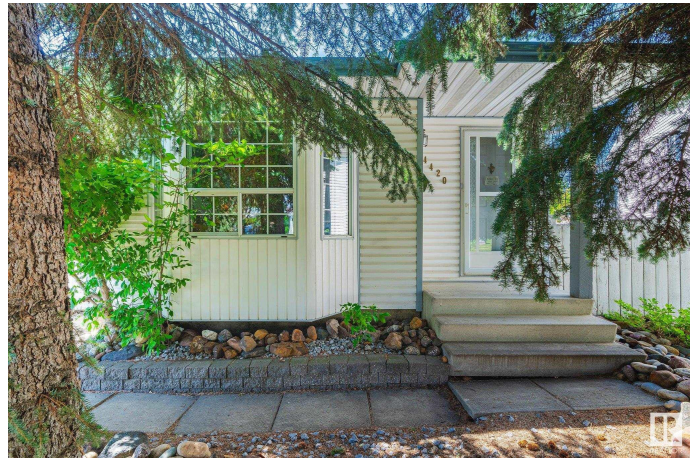
Home sweet home! Welcome to this charming 4 level split located in a cul-de-sac in the family friendly community, Kiniski Gardens. This home offers 3 bedrooms, 2 bathrooms & over 1900 sqft of space throughout 4 floors. Heading inside you are welcomed into the front foyer & spacious living room. Completing 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	42
Zoning	Zone 29

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 August 18th, 2025 at 7:02am MDT