

## \$499,999 - 3832 41 Street, Edmonton

MLS® #E4451689

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this immaculate 4 bedroom bi-level in the desirable neighborhood of Kiniski Gardens. On the main floor you will find an open concept floor plan with vaulted ceilings. The Master Bedroom features a soaker tub, large walk in closet and dual sinks. The kitchen has a centre island with nook and stainless steel appliances. Downstairs you will find 2 additional bedrooms and a corner fireplace. This home has air conditioning and is walking distance to the lake and ravine!!!

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451689               |
| Price          | \$499,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,308                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 3832 41 Street  |
| Area        | Edmonton        |
| Subdivision | Kiniski Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6R5         |

### **Amenities**

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                        |

### **Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                                                               |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 29          |

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Listing information last updated on August 25th, 2025 at 8:02am MDT