

\$397,500 - 4420 36a Street, Edmonton

MLS® #E4461003

\$397,500

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Check out this KINISKI GARDENS 4 level split on a HIGH, TREED, OVERSIZED PIE LOT in a CUL DE SAC with a DOUBLE DETACHED GARAGE. The foyer leads into a spacious L-SHAPED LIVING ROOM and FORMAL DINING ROOM with BRAND NEW CARPET! The kitchen has been upgraded & updated & features RICH MAPLE CABINETS, GRANITE COUNTERS, a MOSAIC BACK SPLASH, NEWER STAINLESS APPLIANCES plus the sunny BREAKFAST NOOK provides access to the deck & oversized yard. Up to the 3 bedrooms & a 4 piece bathroom with UPDATED TUB. The THIRD LEVEL features a lovely WOODBURNING FIREPLACE in a cozy family/games room featuring lots of natural light, a 3 piece bath with shower & handy laundry area complete this level. The basement is undeveloped, has a NEWER HOT WATER TANK & has a layout perfect for future development! The yard has a wrap around deck, mature trees & landscaping, a shed and oversized garage! The shingles have been done recently plus there is NO POLY B PLUMBING in this lovely home, it is ready to just MOVE IN & ENJOY!

Built in 1990

Essential Information

MLS® #

E4461003



Price	\$397,500
Lease Rate	\$7
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
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	Deck
Parking Spaces	4
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	16.4x5.2x29.9
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	October 6th, 2025
Days on Market	34
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 November 9th, 2025 at 9:17am MST