

\$539,900 - 4306 37 Street, Edmonton

MLS® #E4430245

\$539,900

6 Bedroom, 4.00 Bathroom, 1,600 sqft
Single Family on 0.00 Acres

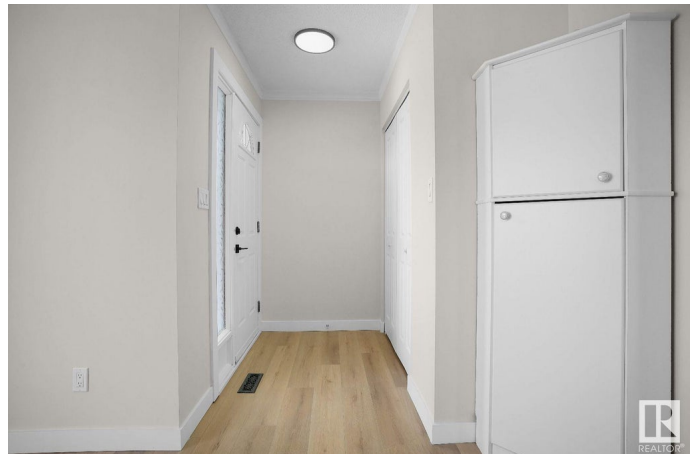
Kiniski Gardens, Edmonton, AB

Welcome to Kiniski Gardens! **READY TO MOVE IN** this fully renovated 6-bedrooms, 4-bathrooms home offers fantastic value with brand-new appliances and updated windows throughout the upper floors. Set on a spacious lot, there's ample room for outdoor activities or gardening. The home also features a spacious layout, making it an ideal choice for those seeking their dream home, complete with a **SEPRATE ENTRANCE** and a **FULLY FINISHED BASEMENT** that includes extra rooms, a second kitchen, and laundry facilities. Conveniently located near a major highway, commuting is easy, and with shopping centers, schools, and local amenities just minutes away, everything you need is within reach. The property is also within 4 minutes drive to **JACKSON HEIGHTS ELEMETRY SCHOOL** schools and parks, making it perfect for young families. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Built in 1981

Essential Information

MLS® #	E4430245
Price	\$539,900
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,600
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4306 37 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4J7

Amenities

Amenities	On Street Parking, Parking-Extra
Parking Spaces	4
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Cul-De-Sac
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed April 10th, 2025

Days on Market 17

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 April 27th, 2025 at 8:17pm MDT