

\$399,000 - 4415 36a Street, Edmonton

MLS® #E4439630

\$399,000

4 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Incredibly rare find in the community of Kiniski Gardens! This stylish 2-storey home is set on an OVERSIZED pie lot in a quiet cul-de-sac offering family friendly charm. Offering 4 bedrooms and 2.5 baths, this home is the perfect blend of comfort and function. You are welcomed into a bright main floor with bay windows and a spacious living room, updated kitchen with brand new appliances, newer cabinetry & counters, and a convenient 2pc bath. Upstairs features 3 generous sized bedrooms and a 4pc bathroom with private ensuite access from the primary bedroom. The fully finished basement, with new carpet throughout, is perfect for hosting guests and includes a cozy family room, 4th bedroom, 4pc bathroom, and large laundry room. Conveniently located just minutes to Whitemud Drive and within walking distance to schools, parks, and shopping; this is a rare urban retreat with room to grow!

Built in 1991

Essential Information

| | |
|------------|-----------|
| MLS® # | E4439630 |
| Price | \$399,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,203 |
| Acres | 0.00 |
| Year Built | 1991 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4415 36a Street |
| Area | Edmonton |
| Subdivision | Kiniski Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6K5 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | On Street Parking, No Smoking Home |
| Parking | No Garage |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 29

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Listing information last updated on June 16th, 2025 at 8:32am MDT