

## \$385,000 - 3524 44a Avenue, Edmonton

MLS® #E4438833

**\$385,000**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Immaculate upgraded bungalow in a cul-de-sac with over \$45K in recent renovations, located in Southeast Edmonton. This bright, well-laid-out home features 3 bedrooms and 2 full bathrooms. The open living and dining area with bay window flows into a warm kitchen with new countertops, sink, and backsplash. A cozy dinette with patio doors opens to a spacious 2-tier southwest-facing deck. The beautifully finished basement includes a large bedroom, family room with new high-quality carpet and underlay, full bath, laundry room with new washer/dryer and nearby wash sink. Also features a built-in wet bar with fridge, library, and ample storage. Additional upgrades include new windows, doors, high-efficiency double-stage furnace, shingles, flooring, fresh paint, new fence, and energized 2-car parking with back alley access. Conveniently located near public and Catholic schools, public transit, Whitemud, and Anthony Henday.

Built in 1992

### Essential Information

MLS® #	E4438833
Price	\$385,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,042
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3524 44a Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K6

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 28th, 2025

Days on Market 19

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 June 16th, 2025 at 6:47am MDT