

\$345,000 - 3508 44 Avenue, Edmonton

MLS® #E4443793

\$345,000

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this lovely Raised bungalow in Kiniski gardens offering, 2+1 bedroom in total, 2 full baths plus a fully finished basement. Nestled in a quiet Cul-de-Sac, this home could be ideal for a first time home buyer or an investor. Main floor features, a light filled living room with bay window, a spacious dining area off the kitchen with patio doors leading out to a covered deck. New vinyl flooring on the entire main floor just been installed. New roof in 2020. Basement contains, a massive family room with wood stove, third bedroom, a full bath, laundry/utility room & ample storage space. Room to add a garage off back alley. Conveniently located close to Schools, bus, Shopping mall & day care. Come check this out. Won't last!

Built in 1990

Essential Information

MLS® #	E4443793
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	1990



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3508 44 Avenue
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6K5

Amenities

Amenities	Deck, Detectors Smoke
Parking	No Garage

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Jackson heights
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Additional Information

Date Listed June 22nd, 2025

Days on Market 15

Zoning Zone 29

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